



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 100		0100	01	1,980	106.8200	101.48	200,930	1900	1980	0	0	0	18.00	82.00	VALUATION BY		STANDARD														
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0										Heated Area: 1933					HX Base Yr					Tax Group: 2		Tax Dist:							
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE										265,730									
Interior Wall	03	PLASTER 100												TOTAL MARKET OB/XF VALUE										1,797									
Interior Floor	12	HARDWOOD 100												TOTAL LAND VALUE - MARKET										225,000									
Air Condition	02	WINDOW 100												TOTAL MARKET VALUE										492,527									
Heating Type	02	CONVECTION 100												SOH/AGL Deduction										62,902									
Bedrooms		3 100												ASSESSED VALUE										429,625									
Bathrooms		3.5 100												TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100												BASE TAXABLE VALUE										429,625									
Stories	1.5	1.5 100												TOTAL JUST VALUE										492,527									
Units		0 100		NCON VALUE										507																			
BUD8 Adjustme	02	DIST FB 100		INCOME VALUE																													
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE										463,159																			
Quality		03	Quality Level 03																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA		01																												
NEIGHBORHOOD/LOC		1005.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,101	100	1,101	91,618																													
FUS	832	100	832	69,233																													
UOP	105	20	21	1,747																													
UOP	132	20	26	2,163																													
TOTALS		2,170		1,980	164,763																												
EXTRA FEATURES										113 S 8TH ST, FERNANDINA BEACH																							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																	
1	0819	CONC 12"	0	0	3	8	24.00	SF 9.50	9.50	100	1960	1960	3	20	46																		
2	0810	CONCRETE A	0	0	5	7	35.00	SF 6.50	6.50	100	1960	1960	3	20	46																		
3	0810	CONCRETE A	0	0	0	0	272.00	SF 6.50	6.50	100	1980	1980	3	32.5	575																		
4	0810	CONCRETE A	0	0	10	10	100.00	SF 6.50	6.50	100	1960	1960	3	20	130																		
5	1242	WD DECK A	0	0	0	0	208.00	SF 10.00	10.00	100	1999	1999	3	20	416																		
6	0940	SHEDS/PORT	0	0	10	8	80.00	SF 30.00	30.00	100	1999	1999	3	20	480																		
7	1242	WD DECK A	0	0	4	13	52.00	SF 10.00	10.00	100	1993	1993	3	20	104																		
LAND DESCRIPTION										TOTAL OB/XF										1,797													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000800	C	MULTI-FAM	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000																

[illegible]