

REVIEW DATE	11/15/2021	BY	KK	Total Acres: 0.00	Total Land Value: 2,400,000	Market: 0	Agricultural: 0	Common: 2,400,000	PRINTED 08/06/2024 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 5 of 5				2							
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		17		CB STUCCO 100		7101		04		1,893		104.0193		162.79		308,161		2019		2019		0		0		0		2.00		98.00		VALUATION BY					STANDARD				
Roof Structur		04		WOOD TRUSS 100		5		CHURCH		-		0%		-		0		Heated Area: 1867				HX		Base Yr						Tax Group: 2					Tax Dist:						
Roof Cover		13		STAND SEAM 100																										BUILDING MARKET VALUE					3,401,173						
Interior Wall		01		MINIMUM 70																										TOTAL MARKET OB/XF VALUE					183,116						
Interior Wall		05		DRYWALL 30																										TOTAL LAND VALUE - MARKET					2,400,000						
Interior Floo		13		LVT/LAMNT 80																										TOTAL MARKET VALUE					5,984,289						
Interior Floo		11		CLAY TILE 20																										SOH/AGL Deduction					1,799,161						
Ceiling		02		F.NOT SUS 100																										ASSESSED VALUE					4,185,128						
Air Condition		03		CENTRAL 100																										TOTAL EXEMPTION VALUE					02 4,185,128						
Heating Type		04		AIR DUCTED 100																										BASE TAXABLE VALUE					0						
Fixtures																														TOTAL JUST VALUE					5,984,289						
Frame		03		MASONRY 100																										NCON VALUE					0						
Story Height																														INCOME VALUE											
RMS																														PREVIOUS YEAR MKT VALUE					6,243,829						
Stories		1.		1. 100																																					
Units				0 100																																					
Occupancy		00		NONE 100																																					
Quality		04		Quality Level 04																																					
DOR CODE		7100		CHURCHES																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1002.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,867		100		1,867		297,850																																	
CAN		35		30		10		1,595																																	
PTO		330		5		16		2,553																																	
TOTALS		2,232				1,893		301,998																																	
EXTRA FEATURES																																									
801 ATLANTIC AV, FERNANDINA BEACH																																									
BLD DATE		11/15/2021																																							
XF DATE		11/15/2021																																							
INC DATE																																									
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											