



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	179,184
FUS	1,404	100	1,404	167,716
TOTALS	2,904		2,904	346,899

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	0812	CONCRETE C	0	0	0	0		2,692.00	SF 4.00	4.00	100	2005	2005	3	86	9,260
2	0819	CONC 12"	0	0	50	4		200.00	SF 9.50	9.50	100	2005	2005	3	86	1,634
3	0402	CONC BUMPE	0	0	0	0		5.00	UT 25.00	25.00	100	2005	2005	3	89	111
4	0479	VF PICKET	0	0	0	0		40.00	LF 7.00	7.00	100	2008	2008	3	74	207

LAND DESCRIPTION			TOTAL OB/XF 11,212													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000300	C	MULTI-FAM	0	0003	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	40.00	40.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2801	04	2,904	109.3903	131.27	381,208	2004	2004	0	0	0	9.00	91.00	
1 QUAD PLEX - 0% - 2023													
Heated Area: 2904													
HX Base Yr													
30 50 30 50 BAS 2004 24 50 24 34 6 6 8 8 FUS 2013													
212 S 8TH ST, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
11/14/2018 KK													

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				346,899		
TOTAL MARKET OB/XF VALUE				11,212		
TOTAL LAND VALUE - MARKET				200,000		
TOTAL MARKET VALUE				558,111		
SOH/AGL Deduction				0		
ASSESSED VALUE				558,111		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				558,111		
TOTAL JUST VALUE				558,111		
NCON VALUE				0		
INCOME VALUE				10		
PREVIOUS YEAR MKT VALUE				533,980		

212 S 8TH ST, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
11/14/2018 KK													