

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall		05	AVERAGE 100							0100	01	1,081	111.7770	106.19	114,791	2009	2009	0	0	0	6.50	93.50	VALUATION BY																
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2010										Heated Area: 1056										HX Base Yr 2010									
Roof Cover		03	COMP SHNGL 100							24 44 44 24 6 6 14 14 BAS 2009 FOP 2009										BUILDING MARKET VALUE										107,330									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										281									
Interior Floor		07	CORK/VTILE 100																	TOTAL LAND VALUE - MARKET										110,000									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										217,611									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										147,037									
Bedrooms			3 100																	ASSESSED VALUE										70,574									
Bathrooms			2 100																	TOTAL EXEMPTION VALUE										HX HB 45,574									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										25,000									
Stories		1.	1. 100																	TOTAL JUST VALUE										217,611									
Units			0 100																	NCON VALUE										0									
Occupancy		00	NONE 100																	INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										202,792									
Quality		02	Quality Level 02																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA							01																													
NEIGHBORHOOD/LOC		1009.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,056	100	1,056	104,848																																			
FOP	84	30	25	2,482																																			
TOTALS		1,140	1,081	107,330																																			
EXTRA FEATURES					232 S 10TH ST, FERNANDINA BEACH															BLD DATE					LGL DATE					03/18/2024					MLU				
					XF DATE					LAND DATE																													
					INC DATE					AG 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																							
1	0810	CONCRETE A	0 100	16	3	48.00	SF	6.50	6.50	100	2009	2009	3	90	281																								