



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	VALUATION BY	STANDARD																									
Exterior Wall	31	HARDIE BRD 100	0100	01	1,943	121.8140	115.72	224,844	1971	2005	0	0	0	8.50	91.50	Tax Group: 2	Tax Dist:																									
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2024										Heated Area: 1681					HX Base Yr 2024					BUILDING MARKET VALUE										205,732									
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE										2,698									
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET										200,000									
Interior Floor	13	LVT/LAMNT 100																					TOTAL MARKET VALUE										408,430									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction										0									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE										408,430									
Bedrooms		3 100																					TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms		2.5 100																					BASE TAXABLE VALUE										358,430									
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE										408,430									
Stories	2.	2. 100																					NCON VALUE										143,152									
Units		0 100																					INCOME VALUE																			
BUD8 Adjustme	02	DIST FB 100																					PREVIOUS YEAR MKT VALUE										237,452									
Occupancy	00	NONE 100																																								
Quality			05	Quality Level 05																																						
DOR CODE			0100	SINGLE FAMILY																																						
MAP NUM				MKT AREA												01																										
NEIGHBORHOOD/LOC			1001.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	800	100	800	84,707																																						
BAS	200	100	200	21,177																																						
DCK	24	10	2	211																																						
FGR	400	55	220	23,294																																						
FOP	120	30	36	3,812																																						
FUS	681	100	681	72,107																																						
STR	39	10	4	424																																						
TOTALS			2,264		1,943	205,732																																				
EXTRA FEATURES			101 N 11TH 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																										
3	0810	CONCRETE A	0 100	0	0	415.00	SF	6.50	6.50	100	2024	2023		100	2,698																											