



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 70		
Exterior Wall	16	WD FR STUC 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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	1,445	100	1,445	143,158
FOP	120	30	36	3,566
STR	8	10	1	99
STR	20	10	2	198
TOTALS	1 593		1 484	147 021

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	117.6060	111.73	165,807	1925	2000	0	0	0	11.33	88.67
1 SINGLE FAM - 100% - 2022 Heated Area: 1445 HX Base Yr 2022												
502 DATE ST, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				147,021		
TOTAL MARKET OB/XF VALUE				5,588		
TOTAL LAND VALUE - MARKET				200,000		
TOTAL MARKET VALUE				352,609		
SOH/AGL Deduction				41,176		
ASSESSED VALUE				311,433		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				261,433		
TOTAL JUST VALUE				352,609		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				346,360		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0 100	0	0	715.00	SF	6.50	6.50	100	1980	1980
2	0855	CONC PAVER	0 100	57	4	228.00	SF	10.00	10.00	100	2011	2011
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	2012	2012
TOTAL OB/XF 5,588												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0006	R-2	50.00	100.00	50.00	FF		1.00
Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000												