

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
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		05	AVERAGE 90		0100	01		1,449	103.8350	98.64	142,929	1975	1985		0	0	17.77	82.23	VALUATION BY					STANDARD																									
Exterior Wall		20	FACE BRICK 10		1 SINGLE FAM - 100% - 2024										Heated Area: 1397					HX Base Yr 2024					Tax Group: 2					Tax Dist:																			
Roof Structur		03	GABLE/HIP 100		BAS 1993 FOP 1993															BUILDING MARKET VALUE					117,531																								
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					1,044																								
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					92,732																								
Interior Floo		14	CARPET 80																	TOTAL MARKET VALUE					211,307																								
Interior Floo		08	SHT VINYL 20																	SOH/AGL Deduction					0																								
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					211,307																								
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,000																								
Bedrooms			3 100																	BASE TAXABLE VALUE					161,307																								
Bathrooms			2 100																	TOTAL JUST VALUE					211,307																								
Frame		02	WOOD FRAME 100																	NCON VALUE					0																								
Stories		1.	1. 100		INCOME VALUE																																												
Units			0 100		PREVIOUS YEAR MKT VALUE					205,854																																							
BUD8 Adjustme		02	DIST FB 100																																														
Occupancy		00	NONE 100																																														
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		1,397	100	1,397																										113,313																			
FOP		175	30	52																										4,218																			
TOTALS		1,572		1,449																										117,531																			
EXTRA FEATURES										810 S 9TH ST, FERNANDINA BEACH										BLD DATE										LGL DATE																			
																				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	52	10	520.00	SF	6.50	6.50	100	1975	1975	3	26	879																																	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	1975	1975	3	26	106																																	
3	0810	CONCRETE A	0	100	5	7	35.00	SF	6.50	6.50	100	1975	1975	3	26	59																																	