

HEARD LEASING LLC
P O BOX 693
FERNANDINA BEACH, FL 32035-0693

00-00-31-1800-0244-0010

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 4															
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	12	1701	04	504	93.0668	131.92	66,488	1900	1980		0		0	67.50	32.50	VALUATION BY																			
Roof Structur	04	2 OFFICE 1&2 - 0% - 0														Heated Area: 504										HX Base Yr									
Roof Cover	12	28 18 28 18 BAS 1993														Tax Group: 2										Tax Dist:									
Interior Wall	05															BUILDING MARKET VALUE										1,046,327									
Interior Floo	14															TOTAL MARKET OB/XF VALUE										24,335									
Ceiling	02															TOTAL LAND VALUE - MARKET										989,000									
Air Condition	03															TOTAL MARKET VALUE										2,059,662									
Heating Type	03															SOH/AGL Deduction										923,193									
Fixtures	2															ASSESSED VALUE										1,136,469									
Frame	02															TOTAL EXEMPTION VALUE										0									
Common Wall	9															BASE TAXABLE VALUE										1,136,469									
Story Height	10															TOTAL JUST VALUE										2,059,662									
RMS	2	NCON VALUE										0																							
Stories	1.	INCOME VALUE																																	
Units	0	PREVIOUS YEAR MKT VALUE										1,474,841																							
BUD8 Adjustme	02																																		
Occupancy	00																																		
Quality	03	Quality Level 03																																	
DOR CODE	7600	MORTUARY/CEMETERY																																	
MAP NUM		MKT AREA										01																							
NEIGHBORHOOD/LOC	1005	00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	504	100	504	21,609																															
TOTALS	504		504	21,609																															
EXTRA FEATURES					1305 ATLANTIC AV, FERNANDINA BEACH										BLD DATE		05/16/2024		REA		LGL DATE				04/24/2024		TD								
					XF DATE		09/29/2021		KK		LAND DATE																								
					INC DATE						ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES												
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																		
11	1241	WD DECK G	0	0	18	5	90.00	UT	11.50	11.50	100	1993	1993	3	20	207																			
12	0097	AWNING CN	0	0	0	0	16.00	SF	65.00	65.00	100	1993	1993	3	40	416																			
13	1241	WD DECK G	0	0	6	10	60.00	UT	11.50	11.50	100	1993	1993	3	20	138																			
14	1241	WD DECK G	0	0	4	19	76.00	UT	11.50	11.50	100	1993	1993	3	20	175																			
15	0097	AWNING CN	0	0	0	0	5.00	SF	65.00	65.00	100	1993	1993	3	40	130																			
16	1241	WD DECK G	0	0	0	0	255.00	UT	11.50	11.50	100	1993	1993	3	20	587																			
17	0097	AWNING CN	0	0	0	0	15.00	SF	65.00	65.00	100	1993	1993	3	40	390																			
18	1241	WD DECK G	0	0	5	3	15.00	UT	11.50	11.50	100	1993	1993	3	20	35																			
19	1241	WD DECK G	0	0	6	9	54.00	UT	11.50	11.50	100	1993	1993	3	20	124																			
20	1241	WD DECK G	0	0	4	8	32.00	UT	11.50	11.50	100	1993	1993	3	20	74																			
LAND DESCRIPTION					TOTAL OB/XF										2,276																				
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											

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