

NASSAU COUNTY BOARD OF REALTORS INCORPORATED
910 SO 14TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0264-0041

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	17	CB STUCCO 100								3202	04	3,693	103.3296	149.57	552,362	1972	1990		0		0	50.00	50.00	VALUATION BY																							
Roof Structure	04	WOOD TRUSS 100								1 AUDITORIUM - 0% - 0														Heated Area: 3600								HX Base Yr								STANDARD							
Roof Cover	03	COMP SHNGL 100																														Tax Group: 2								Tax Dist:							
Interior Wall	05	DRYWALL 60																														BUILDING MARKET VALUE								276,181							
Interior Wall	06	CUST PANEL 40																														TOTAL MARKET OB/XF VALUE								9,819							
Interior Floor	14	CARPET 80																														TOTAL LAND VALUE - MARKET								98,900							
Interior Floor	07	CORK/VTILE 20																														TOTAL MARKET VALUE								384,900							
Ceiling	02	F.NOT SUS 100																														SOH/AGL Deduction								173,708							
Air Condition	03	CENTRAL 100																														ASSESSED VALUE								211,192							
Heating Type	04	AIR DUCTED 100																														TOTAL EXEMPTION VALUE								0							
Fixtures	03	MASONRY 100																														BASE TAXABLE VALUE								211,192							
Frame	10	100																														TOTAL JUST VALUE								384,900							
Story Height	11	100																														NCON VALUE								0							
RMS	01	100																														INCOME VALUE															
Stories	1.	1. 100																														PREVIOUS YEAR MKT VALUE								404,612							
Units	0	100																																													
BUD8 Adjustme	02	DIST FB 100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	1900	PROFESSIONAL BLDG																																													
MAP NUM		MKT AREA																																													
NEIGHBORHOOD/LOC	1010.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
AOF	180	100	180	13,462																																											
BAS	2,620	100	2,620	195,937																																											
BAS	800	100	800	59,828																																											
CAN	112	30	34	2,543																																											
CAN	196	30	59	4,413																																											
TOTALS					3,908		3,693	276,181																																							
EXTRA FEATURES					910 S 14TH 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																															
1	0803	ASPHALT C	0	0	0	0		6,784.00	SF 2.00	2.00	100	1998	1998	3	50	6,784																															
2	0810	CONCRETE A	0	0	0	0		51.00	SF 6.50	6.50	100	1972	1972	3	23	76																															
3	0810	CONCRETE A	0	0	3	22		66.00	SF 6.50	6.50	100	1998	1998	3	75	322																															
4	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00	450.00	100	1993	1993	3	32	288																															
5	0971	ST LGHT OV	0	0	0	0		1.00	UT 1,555.00	1,555.00	100	1993	1993	3	32	498																															
6	0442	STK FNC 5'	0	0	0	0		72.00	LF 4.05	4.05	100	1998	1998	3	20	58																															
7	0810	CONCRETE A	0	0	0	0		70.00	SF 6.50	6.50	100	2002	2002	3	82	373																															
8	0819	CONC 12"	0	0	8	7		56.00	SF 9.50	9.50	100	2002	2002	3	82	436																															
9	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00	450.00	100	2002	2002	3	58	522																															
10	0505	FLAGPOLE A	0	0	0	0		25.00	LF 25.00	25.00	100	2002	2002	3	20	125																															
LAND DESCRIPTION										TOTAL OB/XF										9,482																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	001900	C	PROF. BLDG	0	0003	MU-1			19,780.00	SF		1.00	1.00	1.00	5.00	5.00	98,900																														

[illegible]