



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	16	WD FR STUC 100	2102	04	3,033	102.9200	197.61	599,351	1914	2015	0	0	0	11.00	89.00	VALUATION BY STANDARD																		
Roof Structur	04	WOOD TRUSS 100	1 RSTARANT 2 - 0% - 0										Heated Area: 2938										HX Base Yr											
Roof Cover	03	COMP SHNGL 90																					Tax Group: 2											
Roof Cover	12	MODULAR MT 10																					Tax Dist:											
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE											
Interior Floo	14	CARPET 80																					TOTAL MARKET OB/XF VALUE											
Interior Floo	03	CONC FINSH 20																					TOTAL LAND VALUE - MARKET											
Ceiling	01	FIN.SUSPD 100																					TOTAL MARKET VALUE											
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction											
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE											
Fixtures	30	100																					TOTAL EXEMPTION VALUE											
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE											
Story Height	10	100																					TOTAL JUST VALUE											
RMS	5	100																					NCON VALUE											
Stories	2.	2. 100																					INCOME VALUE											
Units	0	100																					PREVIOUS YEAR MKT VALUE											
Occupancy	00	OWNER OCC 100																																
Quality	04	Quality Level 04																																
DOR CODE	2100	RESTAURANTS/CAFE																																
MAP NUM		MKT AREA																					01											
NEIGHBORHOOD/LOC	1005.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,169	100	1,169	205,595																														
BAS	70	100	70	12,311																														
BAS	551	100	551	96,906																														
BAS	45	100	45	7,914																														
BAS	24	100	24	4,221																														
BAS	28	100	28	4,924																														
BAS	45	100	45	7,914																														
BAS	88	100	88	15,477																														
CAN	280	30	84	14,773																														
CAN	36	30	11	1,935																														
TOTALS	3,254		3,033	533,422																														
EXTRA FEATURES										14 S 2ND 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	0858	SCULP CONC	0	0	0	0	667.00	SF	13.00	13.00	100	1995	1995	3	91	7,891																		
2	0446	BOX FNC 6'	0	0	0	0	48.00	LF	20.00	20.00	100	1997	1997	3	20	192																		
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930																		
4	1241	WD DECK G	0	0	3	14	42.00	UT	11.50	11.50	100	1995	1995	3	23	111																		
5	0819	CONC 12"	0	0	3	8	24.00	SF	9.50	9.50	100	1914	1914	3	20	46																		
6	0858	SCULP CONC	0	0	0	0	1,066.00	SF	13.00	13.00	100	1998	1998	3	93	12,888																		
7	1242	WD DECK A	0	0	4	43	172.00	SF	10.00	10.00	100	1998	1998	3	20	344																		
8	1242	WD DECK A	0	0	19	29	461.00	SF	10.00	10.00	100	1998	1998	3	20	922																		
9	1242	WD DECK A	0	0	4	16	64.00	SF	10.00	10.00	100	1998	1998	3	20	128																		
10	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	1998	1998	3	20	288																		
LAND DESCRIPTION										TOTAL OB/XF										23,740														
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	002100	C	RESTAURANT	0	0003	C-3	50.00	125.00	6,250.00	SF		1.00	1.00	1.00	60.00	60.00	375,000																	

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/06/2024 BY SYS

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