



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY																								
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																	
Exterior Wall		10	ABOVE AVG 70			0320	22	2,693	329.1579		312.70		842,101	2021	2021	0	0	0.80	99.20	STANDARD														
Exterior Wall		20	FACE BRICK 30		1 TOWNHOUSE - 100% - 2022										Heated Area: 2176					HX Base Yr 2022					Tax Group: 2									
Roof Structur		01	FLAT 100												BUILDING MARKET VALUE										835,364									
Roof Cover		04	BUILT-UP 100												TOTAL MARKET OB/XF VALUE										11,774									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										156,250									
Interior Floo		11	CLAY TILE 60												TOTAL MARKET VALUE										1,003,388									
Interior Floo		12	HARDWOOD 40												SOH/AGL Deduction										482,327									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										521,061									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms		3	100												BASE TAXABLE VALUE										471,061									
Bathrooms		3.5	100												TOTAL JUST VALUE										1,003,388									
Frame		04	REIN CONC 100												NCON VALUE										0									
Stories		3.	100												INCOME VALUE																			
Units		0	100												PREVIOUS YEAR MKT VALUE										738,689									
Quality		01	Quality Level 01																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												01																			
NEIGHBORHOOD/LOC		1010.0400																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,076	100	1,076	333,773																														
FDG	484	60	290	89,958																														
FOP	24	30	7	2,171																														
FUS	1,100	100	1,100	341,218																														
UOP	1,100	20	220	68,244																														
TOTALS		3,784		2,693	835,364																													
EXTRA FEATURES					132 S 2ND ST, FERNANDINA BEACH										BLD DATE					LGL DATE					03/25/2024 MLU									
															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	0409	ELEVATOR R	0 100	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3	100	10,200																			
2	0855	CONC PAVER	0 100	0	0	159.00	SF	10.00	10.00	100	2024	2021		99	1,574																			
LAND DESCRIPTION										TOTAL OB/XF										11,774														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000310	C	TOWNHOUSE2	100	0006	MU-1	0.00	0.00	3,125.00	SF		1.00	1.00	1.00	50.00	50.00	156,250																	