



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	PAGE 1 of 1											
Exterior Wall		10	ABOVE AVG 70		0320	22	2,683	322.0628	305.96	820,891	2023	2023	0	0	0	0.00	100.00	VALUATION SUMMARY											
Exterior Wall		20	FACE BRICK 30		1 TOWNHOUSE - 0% - 2024										Heated Area: 2178				HX Base Yr						STANDARD				
Roof Structure		01	FLAT 100												VALUATION BY														
Roof Cover		04	BUILT-UP 100												BUILDING MARKET VALUE										Tax Dist:				
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										820,891				
Interior Floor		11	CLAY TILE 70												TOTAL LAND VALUE - MARKET										125,000				
Interior Floor		14	CARPET 30												TOTAL MARKET VALUE										957,751				
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										0				
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										957,751				
Bedrooms		3	100												TOTAL EXEMPTION VALUE										0				
Bathrooms		2.5	100												BASE TAXABLE VALUE										957,751				
Frame		03	MASONRY 100												TOTAL JUST VALUE										957,751				
Stories		2.	100												NCON VALUE										832,751				
Units		0	100												INCOME VALUE										PREVIOUS YEAR MKT VALUE		150,000		
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	1,070	100	1,070	327,377																									
FDG	484	60	290	88,728																									
FOP	30	30	9	2,754																									
FUS	60	100	60	18,358																									
FUS	1,048	100	1,048	320,646																									
STR	52	10	5	1,530																									
STR	68	10	7	2,142																									
UOP	972	20	194	59,356																									
TOTALS		3,784	2,683	820,891																									
EXTRA FEATURES					147 S 3RD 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 0	0 0		1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200														
2	0855	CONC PAVER	0 0	0 0		166.00	SF	10.00	10.00	100	2024	2023		100	1,660														