



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		10	ABOVE AVG 70		0320	22	2,632	322.0628	305.96	805,287	2019	2019	0	0	0	1.95	98.05	VALUATION BY		STANDARD														
Exterior Wall		20	FACE BRICK 30		1 TOWNHOUSE - 0% - 0										Heated Area: 2126										HX Base Yr									
Roof Structure		01	FLAT 100												BUILDING MARKET VALUE										789,584									
Roof Cover		04	BUILT-UP 100												TOTAL MARKET OB/XF VALUE										12,121									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										125,000									
Interior Floor		11	CLAY TILE 70												TOTAL MARKET VALUE										926,705									
Interior Floor		14	CARPET 30												SOH/AGL Deduction										382,974									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										543,731									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										0									
Bedrooms		3	100												BASE TAXABLE VALUE										543,731									
Bathrooms		2.5	100												TOTAL JUST VALUE										926,705									
Frame		03	MASONRY 100												NCON VALUE										10,200									
Stories		2.	100												INCOME VALUE																			
Units		0	100												PREVIOUS YEAR MKT VALUE										696,125									
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	320,993																														
FDG	484	60	290	86,998																														
FOP	30	30	9	2,700																														
FUS	1,056	100	1,056	316,794																														
STP	10	10	1	300																														
STR	44	10	4	1,200																														
UOP	1,012	20	202	60,599																														
TOTALS					3,706		2,632	789,584																										
EXTRA FEATURES					123 S 3RD 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	0855	CONC PAVER	0	0	0	0	32.00	SF	10.00	10.00	100	2019	2019	3	98	314																		
2	0855	CONC PAVER	0	0	0	0	54.00	SF	10.00	10.00	100	2019	2019	3	98	529																		
3	0855	CONC PAVER	0	0	0	0	110.00	SF	10.00	10.00	100	2019	2019	3	98	1,078																		
4	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2019		100	10,200																		