

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
10 ABOVE AVG 100										0500 11 5,995 171.9918 257.99 1,546,650 2018 2018 0 0 2.00 98.00										Tax Group: 5 Tax Dist:									
08 IRREGULAR 100										2 SFR CUST - 100% - 2019 Heated Area: 5164 HX Base Yr 2019										BUILDING MARKET VALUE 1,515,717									
11 SLATE 100																				TOTAL MARKET OB/XF VALUE 65,774									
05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 800,000									
15 HARDTILE 80																				TOTAL MARKET VALUE 2,381,491									
14 CARPET 20																				SOH/AGL Deduction 659,327									
03 CENTRAL 100																				ASSESSED VALUE 1,722,164									
04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB VX 55,000									
4 100																				BASE TAXABLE VALUE 1,667,164									
4.5 100																				TOTAL JUST VALUE 2,381,491									
02 WOOD FRAME 100																				NCON VALUE 0									
2. 2. 100																				INCOME VALUE									
0 100																				PREVIOUS YEAR MKT VALUE 2,313,859									
Quality 06 Quality Level 06																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 10																													
NEIGHBORHOOD/LOC 10001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAL 72 15 11 2,781																													
BAL 144 15 22 5,562																													
BAL 153 15 23 5,815																													
BAL 227 15 34 8,597																													
BAS 118 100 118 29,834																													
BAS 3,004 100 3,004 759,502																													
FGR 900 55 495 125,151																													
FOP 150 30 45 11,378																													
FOP 192 30 58 14,664																													
FOP 254 30 76 19,215																													
TOTALS 7,595 5,995 1,515,717																													
EXTRA FEATURES										14 RED CEDAR RD, 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 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2018 2018 3 98 1,960																													
2 0855 CONC PAVER 0 100 0 0 3,828.00 SF 10.00 10.00 100 2018 2018 3 97 37,132																													
3 0300 BOAT DCK W 0 100 0 0 340.00 SF 40.00 40.00 100 2018 2018 3 87 11,832																													
4 0410 ELEVATOR 0 100 0 0 1.00 UT 15,000.00 15,000.00 99 2018 2018 3 99 14,850																													
LAND DESCRIPTION										TOTAL OB/XF 65,774																			
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 000116 C SFR MARSH 100 RSF-1 0.00 0.00 1.00 UT 1.00 1.00 1.00 800,000.00 800,000.00 800,000																													
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS																													