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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 10				2							
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		15		CONC BLOCK 100		4804		06		1,860		78.8256		31.14		57,920		1987		1987		0		0		45.00		55.00		VALUATION BY					STANDARD						
Roof Structur		10		STEEL FRME 100		3		MINI WAREH		- 0%		- 0				Heated Area: 1860				HX		Base Yr								Tax Group: 2					Tax Dist:						
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					744,722						
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					20,179						
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					174,240						
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE					939,141						
Air Condition		01		NONE 100																										SOH/AGL Deduction					51,185						
Heating Type		01		NONE 100																										ASSESSED VALUE					887,956						
Plumbing				0 100																										TOTAL EXEMPTION VALUE					0						
Frame		03		MASONRY 100																										BASE TAXABLE VALUE					887,956						
Story Height				10 100																										TOTAL JUST VALUE					939,141						
RMS				26 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE											
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					977,264						
Units		0 100																																							
BUD8 Adjustme		02		DIST FB 100																																					
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		4840		MINI STORAGE																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1010		.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,860		100		1,860		31,856																																	
TOTALS		1,860				1,860		31,856																																	
EXTRA FEATURES										3428 CESSNA LN, FERNANDINA BEACH										BLD DATE		03/07/2019		KK		LGL DATE				03/07/2019		KK									
																				XF DATE		03/07/2019		KK		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											

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 8 of 10										2									
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		15		CONC BLOCK 100		4804		06		2,020		78.4392		30.98		62,580		1987		1987		0		0		0 45.00		55.00		VALUATION BY										STANDARD									
Roof Structur		10		STEEL FRME 100		8		MINI WAREH		- 0%		- 0		Heated Area: 2020		HX Base Yr														Tax Group: 2										Tax Dist:									
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE										744,722									
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE										20,179									
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET										174,240									
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE										939,141									
Air Condition		01		NONE 100																										SOH/AGL Deduction										51,185									
Heating Type		01		NONE 100																										ASSESSED VALUE										887,956									
Plumbing				1 100																										TOTAL EXEMPTION VALUE										0									
Frame		03		MASONRY 100																										BASE TAXABLE VALUE										887,956									
Story Height				10 100																										TOTAL JUST VALUE										939,141									
RMS				1. 100																										NCON VALUE										0									
Stories		00		. 100																										INCOME VALUE																			
Class				0 100																										PREVIOUS YEAR MKT VALUE										977,264									
Units				02 DIST FB 100																																													
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Occupancy																																																	
Quality		03		Quality Level 03																																													
DOR CODE		4840		MINI STORAGE																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		1010.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		2,020		100		2,020		34,419																																									
TOTALS		2,020				2,020		34,419																																									
EXTRA FEATURES										3428 CESSNA LN, FERNANDINA BEACH										BLD DATE		03/07/2019		KK		LGL DATE		03/07/2019		KK																			
																				XF DATE		03/07/2019		KK		LAND DATE																							
																				INC DATE						AG DATE																							
L																																																	

REVIEW DATE 03/07/2019 BY KK Total Acres: 0.00 Total Land Value: 174,240 Market: 0 Agricultural: 0 Common: 174,240 PRINTED 08/06/2024 BY SYS

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