

**CITY OF FERNANDINA BEACH/
204 ASH STREET
FERNANDINA BEACH, FL 32034**

06-2N-28-0000-0001-007L

BUILDING CHARACTERISTICS															MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 4										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		10		ABOVE AVG 100		1701		04		1,120		111.0375		157.40		176,288		2008		2008		0		0		11.00		89.00		VALUATION BY					STANDARD										
Roof Structur		04		WOOD TRUSS 100		3		OFFICE 1&2 - 0% - 0								Heated Area: 1000														Tax Group: 2					Tax Dist:										
Roof Cover		11		SLATE 100																										BUILDING MARKET VALUE					922,256										
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					213,669										
Interior Floo		03		CONC FINSH 50																										TOTAL LAND VALUE - MARKET					240,451										
Interior Floo		14		CARPET 50																										TOTAL MARKET VALUE					1,376,376										
Ceiling		03		PART.FIN. 100																										SOH/AGL Deduction					41,526										
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					1,334,850										
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					04 1,334,850										
Fixtures		12		100																										BASE TAXABLE VALUE					0										
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					1,376,376										
Story Height				8 100																										NCON VALUE					0										
RMS				3 100																										INCOME VALUE															
Stories		1.		1. 100																										PREVIOUS YEAR MKT VALUE					1,397,997										
Units				0 100																																									
Occupancy		00		NONE 100																																									
Quality		03		Quality Level 03																																									
DOR CODE		8900		MUNICIPAL																																									
MAP NUM				MKT AREA																																									
NEIGHBORHOOD/LOC		1010.00																																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																					
BAS		1,000		100		1,000		140,086																																					
FOP		200		30		60		8,405																																					
FOP		200		30		60		8,405																																					
TOTALS		1,400				1,120		156,896																																					
EXTRA FEATURES																																													
639 AIRPORT RD, FERNANDINA BEACH																																													

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