

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

06-2N-28-0000-0001-016L

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION																				PAGE 1 of 1																						
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	25	MOD METAL 100								4807	06	3,211	95.2952	43.60	140,000	2018	2018	0	0	0	18.00	82.00	VALUATION BY STANDARD																			
Roof Structure	10	STEEL FRME 100								1 PREFAB MTL - 0% - 0													Heated Area: 3150 HX Base Yr																			
Roof Cover	12	MODULAR MT 100								-75- 34 BAS 2018 AOF 2018 -66- 42													Tax Group: 2										Tax Dist:									
Interior Wall	01	MINIMUM 100																					BUILDING MARKET VALUE										114,800									
Interior Floor	03	CONC FINSH 100																					TOTAL MARKET OB/XF VALUE										17,712									
Ceiling	01	FIN.SUSPD 100																					TOTAL LAND VALUE - MARKET										39,202									
Air Condition	01	NONE 100																					TOTAL MARKET VALUE										171,714									
Heating Type	01	NONE 100																					SOH/AGL Deduction										31,255									
Plumbing Frame	05	3 100 STEEL 100																					ASSESSED VALUE										140,459									
Story Height	13	13 100																					TOTAL EXEMPTION VALUE										04 140,459									
RMS	1	1 100																					BASE TAXABLE VALUE										0									
Stories Class	00	. 100																					TOTAL JUST VALUE										171,714									
Units	0	0 100								NCON VALUE										0																						
Occupancy	00	NONE 100								INCOME VALUE																																
Quality		04		Quality Level 04						PREVIOUS YEAR MKT VALUE										182,132																						
DOR CODE		8900		MUNICIPAL																																						
MAP NUM				MKT AREA				01																																		
NEIGHBORHOOD/LOC		1010.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
AOF	72	185	133	4,755																																						
BAS	3,078	100	3,078	110,045																																						
TOTALS		3,150		3,211		114,800																																				
EXTRA FEATURES										AIRPORT RD, FERNANDINA BEACH										BLD DATE 10/23/2018 KK LGL 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	0812	CONCRETE C	0	0	0	0	2,928.00	SF	4.00	4.00	100	2018	2018	3	97	11,361																										
2	0811	CONCRETE B	0	0	0	0	1,129.00	SF	5.20	5.20	100	2018	2018	3	97	5,695																										
3	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2018	2018	3	82	656																										
LAND DESCRIPTION										TOTAL OB/XF 17,712																																
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	008900	C	MUNICIPAL	0		I-1	0.00	0.00	15,681.00	SF		1.00	1.00	1.00	2.50	2.50	39,202																									