

STATE OF FLORIDA TITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

10-3N-28-0000-0001-0000

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	19	COMMON BRK 100	8901	04	71,375	68.1100	116.81	8,337,314	1900	1900	0	0	0	50.00	50.00	VALUATION BY					STANDARD											
RooF Structur	01	FLAT 100	1 GOVT BLDG - 0% - 0										Heated Area: 70250					HX Base Yr					Tax Group: 2					Tax Dist:				
RooF Cover	04	BUILT-UP 100																					5,898,530									
Interior Wall	07	NONE 100																					14,729									
Interior Floo	01	NONE 100																					7,807,500									
Ceiling	01	FIN.SUSPD 100																					13,720,759									
Air Condition	01	NONE 100																					3,285,239									
Heating Type	01	NONE 100																					10,435,520									
Fixtures		0 100																					10,435,520									
Frame	01	TYP WD 100																					0									
Story Height		30 100																					13,720,759									
RMS		1 100																					0									
Stories	0	0 100																														
Units	0	0 100																														
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	8700	STATE																														
MAP NUM		MKT AREA																					01									
NEIGHBORHOOD/LOC	1001	.00																														
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS		257	100	257	15,010																											
BAS		9,999	100	9,999	583,992																											
BAS		9,999	100	9,999	583,992																											
BAS		9,999	100	9,999	583,992																											
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BAS		9,999	100	9,999	583,992																											
BAS		9,999	100	9,999	583,992																											
BAS		9,999	100	9,999	583,992																											
BAS		9,999	100	9,999	583,992																											
CAN		3,750	30	1,125	65,706																											
TOTALS		74,000		71,375	4,168,657																											
EXTRA FEATURES					2601 ATLANTIC AVE, FERNANDINA BEACH										BLD DATE					LGL DATE												
															XF DATE					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																
1	0812	CONCRETE C	0	0	0	0		5,160.00	SF	4.00		4.00	100	1980	1980	3	32.5	6,708														
2	0940	SHEDS/PORT	0	0	0	0		100.00	SF	30.00		30.00	100	1980	1980	3	20	600														
3	0940	SHEDS/PORT	0	0	0	0		256.00	SF	30.00		30.00	100	1980	1980	3	20	1,536														
4	0911	SCRN RM A	0	0	0	0		10.00	SF	17.50		17.50	100	1980	1980	3	20	35														
5	0940	SHEDS/PORT	0	0	0	0		35.00	SF	30.00		30.00	100	1980	1980	3	20	210														
6	0940	SHEDS/PORT	0	0	0	0		100.00	SF	30.00		30.00	100	1980	1980	3	20	600														
7	0940	SHEDS/PORT	0	0	0	0		352.00	SF	30.00		30.00	100	1980	1980	3	20	2,112														
8	0940	SHEDS/PORT	0	0	0	0		49.00	SF	30.00		30.00	100	1980	1980	3	20	294														
9	0350	CARPORT WD	0	0	0	0		900.00	SF	13.00		13.00	100	1980	1980	3	20	2,340														
10	0940	SHEDS/PORT	0	0	0	0		49.00	SF	30.00		30.00	100	1980	1980	3	20	294														
LAND DESCRIPTION					TOTAL OB/XF 14,729																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	008700	C	STATE	0		REC	0.00	0.00	347.00	AC		1.00	1.00	1.00	22,500.00	22,500.00	7,807,500															

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	09	PINE WOOD 100		
Air Condition	01	NONE 100		
Heating Type	02	CONVECTION 100		
Bedrooms		0 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	8700	STATE		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	951	100	951	60,440
UDG	864	55	475	30,189
UDU	1,188	55	653	41,501
UOP	126	20	25	1,589
TOTALS	3,129		2,104	133,719

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,104	85.5000	81.22	170,887	1959	1965	0	0	21.75	78.25

12 SINGLE FAM - 0% - 0

Heated Area: 951

HX Base Yr

22

54

54

22

UDU
1993

14

12

9

14

14

22

4

11

8

6

11

33

33

9

14

14

9

12

14

UDOP
1993

BAS
1993

24

36

36

24

UDG
1993

BLD DATE

YE DATE

LGL DATE

LAND DATE

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