

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		15	CONC BLOCK 100		0303	04	5,563	86.5570	92.83	516,413	1960	1970		0	0	27.75	72.25	VALUATION BY		STANDARD																			
Roof Structur		04	WOOD TRUSS 100		1 CLUB HOUSE - 0% - 0													Heated Area: 5336					HX Base Yr					Tax Group: 2		Tax Dist:									
Roof Cover		03	COMP SHNGL 100																				BUILDING MARKET VALUE		373,108														
Interior Wall		01	MINIMUM 80																				TOTAL MARKET OB/XF VALUE		11,337														
Interior Wall		05	DRYWALL 20																				TOTAL LAND VALUE - MARKET		354,000														
Interior Floo		10	TERRAZZO 90																				TOTAL MARKET VALUE		738,445														
Interior Floo		03	CONC FINSH 10																				SOH/AGL Deduction		58,978														
Ceiling		01	FIN.SUSPD 100																				ASSESSED VALUE		679,467														
Air Condition		03	CENTRAL 100																				TOTAL EXEMPTION VALUE		10		679,467												
Heating Type		04	AIR DUCTED 100																				BASE TAXABLE VALUE		0														
Fixtures			17 100																				TOTAL JUST VALUE		738,445														
Frame		03	MASONRY 100																				NCON VALUE		0														
Story Height			12 100																				INCOME VALUE																
RMS			8 100																				PREVIOUS YEAR MKT VALUE		758,376														
Stories		1.	1. 100																																				
Units			0 100																																				
BUD8 Adjustme		02	DIST FB 100																																				
Occupancy		00	OWNER OCC 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		7700	CLUBS/LODGES/HALLS																																				
MAP NUM			MKT AREA																				01																
NEIGHBORHOOD/LOC		1010.00																																					
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS		5,336	100	5,336	357,884																																		
CAN		744	30	223	14,956																																		
STP		40	10	4	268																																		
TOTALS		6,120		5,563	373,108																																		
EXTRA FEATURES										201 JEAN LAFITTE BLVD, FERNANDINA BEACH										BLD DATE 01/07/2022 XF DATE 01/07/2022 INC DATE										KK KK LGL DATE 01/07/2022 LAND 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	0810	CONCRETE A	0	0	41	4	164.00	SF	6.50	6.50	100	1982	1982	3	38	405																							
2	0811	CONCRETE B	0	0	0	0	960.00	SF	5.20	5.20	100	1960	1960	3	20	998																							
3	0812	CONCRETE C	0	0	0	0	1,188.00	SF	4.00	4.00	100	2000	2000	3	79	3,754																							
4	0971	ST LGHT OV	0	0	0	0	5.00	UT	1,555.00	1,555.00	100	1990	1990	3	28	2,177																							
5	0811	CONCRETE B	0	0	25	30	750.00	SF	5.20	5.20	100	2002	2002	3	82	3,198																							
6	0471	VINYL FNC	0	0	0	0	34.00	LF	32.00	32.00	100	2008	2008	3	74	805																							
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