



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										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 BY STANDARD Tax Group: 5 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 15,879 TOTAL LAND VALUE - MARKET 25,000 TOTAL MARKET VALUE 40,879 SOH/AGL Deduction 0 ASSESSED VALUE 40,879 TOTAL EXEMPTION VALUE 15 40,879 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 40,879 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 41,399											
DOR CODE		7600 MORTUARY/CEMETERY																		PERMIT NUM DESCRIPTION AMT ISSUED 22004090 ADDITION - LEAN T 9,161 03/16/2022 19005299 XFOB - SHED 18,712 07/18/2019											
MAP NUM		MKT AREA 03																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0997/1979 7/16/2001 WD U V 01 100 GRANTOR: HAMILTON ROBERT HARRI GRANTEE: LONG MARY MALLINSON											
NEIGHBORHOOD/LOC		3036.00																		BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS					5551 FIRST COAST HWY, FERNANDINA BEACH										BLD DATE 07/27/2022 KK LGL DATE 07/27/2022 KK XF DATE INC 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	0510	GARAGE WD-	0 0	24 16	384.00	SF	35.00	35.00	100	2019	2019	3	90	12,096																	
2	0350	CARPORT WD	0 0	25 12	300.00	SF	13.00	13.00	100	2022	2022	3	97	3,783																	
TOTAL OB/XF 15,879																															
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	007610	C	CEMETERY	0	0006	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	25,000.00	25,000.00	25,000														
REVIEW DATE 07/27/2022 BY KK Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 08/06/2024 BY SYS																															