



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	PAGE 1 of 1																										
Exterior Wall	19	COMMON BRK 100	0100	01	2,632	134.6880	127.95	336,764	1977	1985	0	0	0	29.00	71.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1973													Heated Area: 1900													HX Base Yr 1973												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floop	14	CARPET 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	2	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
BUD8 Adjustme	04	DIST 01 100																																							
Occupancy	00	NONE 100																																							
Quality			06	Quality Level 06																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA			04																																			
NEIGHBORHOOD/LOC			4005.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,900	100	1,900	172,605																																					
FCP	528	25	132	11,991																																					
FGR	759	55	417	37,882																																					
FOP	160	30	48	4,361																																					
FST	60	55	33	2,998																																					
PTO	480	5	24	2,180																																					
UOP	150	20	30	2,726																																					
UOP	240	20	48	4,361																																					
TOTALS			4,277	2,632	239,102																																				
EXTRA FEATURES			942291 OLD NASSAUVILLE RD, FERNANDINA BEACH																																						
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1980	1980	3	46.5	1,628																										
2	0511	GARAGE CB-	0	100	0	0	100.00	SF	40.00	100	1981	1981	3	35	1,400																										
3	0803	ASPHALT C	0	100	0	0	3,850.00	SF	2.00	100	1981	1981	3	50	3,850																										
4	0510	GARAGE WD-	0	100	32	30	960.00	SF	35.00	100	1997	1997	3	25	8,400																										
5	0300	BOAT DCK W	0	100	0	0	75.00	SF	20.00	100	2005	2005	3	40	600																										
TOTAL OB/XF																	15,878																								
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000115	C	SFR ACRES	100		OR	0.00	0.00	10.00	AC		1.00	1.00	0.65	75,000.00	48,750.00	487,500																								
REVIEW DATE 03/28/2019 BY KWA Total Acres: 10.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 08/06/2024 BY SYS																																									