



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																													
																						VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100																													
DOR CODE		0005 COMMON S/D LANDS																		PERMIT NUM		DESCRIPTION		AMT		ISSUED																									
MAP NUM		MKT AREA								04												99 5534		TEMP POLE		0		01/01/1999																							
NEIGHBORHOOD/LOC		4005.00																		SALES DATA																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE																					
																				2080/1167		10/27/2016		SW U		V		11		100																					
																				GRANTOR: WHITNEY BANK																															
																				GRANTEE: AMELIA BAY HOMEOWNE																															
																				2080/1164		10/13/2016		QC U		V		11		100																					
																				GRANTOR: KOLLAR BROS INC																															
																				GRANTEE: WHITNEY BANK																															
TOTALS																				BUILDING NOTES																															
EXTRA FEATURES										OLD NASSAUVILLE RD, FERNANDINA BEACH										BUILDING DIMENSIONS																															
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																			
LAND DESCRIPTION										TOTAL OB/XF										0																															
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		000005		C		COMMON S/D L				0		OR		0.00		0.00		1.00		UT		1.00		1.00		1.00		100.00		100.00		100																			
REVIEW DATE										02/08/2024										BY KBA																															
Total Acres:										0.00										Total Land Value: 100																															
Market:										0										Agricultural: 0																															
Common:										100										PRINTED 08/06/2024 BY SYS																															