



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 2														
Exterior Wall	15	CONC BLOCK 100	4803	06	1,263	104.6005	47.85	60,435	2019	2019	0	0	0	3.00	97.00	VALUATION SUMMARY													
Roof Structur	10	STEEL FRME 100	1 STOR WAREH - 0% - 0													Heated Area: 936													
Roof Cover	04	BUILT-UP 100														HX Base Yr													
Interior Wall	01	MINIMUM 100																											
Interior Floo	03	CONC FINSH 100																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Plumbing		2 100																											
Frame	03	MASONRY 100																											
Story Height		17 100																											
RMS		3 100																											
Stories	1.	1. 100																											
Class	00	. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality		04	Quality Level 04																										
DOR CODE		9100		UTILITIES																									
MAP NUM				MKT AREA		04																							
NEIGHBORHOOD/LOC		4005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
AOF	312	185	577	26,781																									
BAS	130	100	130	6,034																									
BAS	494	100	494	22,929																									
CAN	208	30	62	2,878																									
TOTALS		1,144	1,263	58,622																									
EXTRA FEATURES					96107 OTTER RUN DR, 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	0812	CONCRETE C	0	0	0	0	2,342.00	SF	4.00	4.00	100	2019	2019	3	98	9,181													
2	0431	CL FNC 8B	0	0	0	0	443.00	LF	12.50	12.50	100	2019	2019	3	95	5,261													
3	0972	ST LGHT UN	0	0	0	0	3.00	UT	1,897.50	1,897.50	100	2019	2019	3	95	5,408													
4	0819	CONC 12"	0	0	45	10	450.00	SF	9.50	9.50	100	2019	2019	3	98	4,190													
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2019	2019	3	95	665													
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570													
7	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2019	2019	3	86	344													
8	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2019	2019	3	86	688													
9	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2019	2019	3	100	1,000													
10	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,897.50	1,897.50	100	2019	2019	3	95	3,605													
LAND DESCRIPTION					TOTAL OB/XF 30,912																								
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	009100	C	UTILITY	0		RSF-1	0.00	0.00	0.71	AC		1.00	1.00	1.00	75,000.00	75,000.00	53,250												
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.71 Total Land Value: 53,250 Market: 0 Agricultural: 0 Common: 53,250 PRINTED 08/06/2024 BY SYS																													

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2024

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																				VALUATION BY										STANDARD										
																					Tax Group: 4										Tax Dist:									
																					BUILDING MARKET VALUE										58,622									
																					TOTAL MARKET OB/XF VALUE										32,195									
																					TOTAL LAND VALUE - MARKET										53,250									
																					TOTAL MARKET VALUE										144,067									
																					SOH/AGL Deduction										31,140									
																					ASSESSED VALUE										112,927									
																					TOTAL EXEMPTION VALUE										04112,927									
																					BASE TAXABLE VALUE										0									
																					TOTAL JUST VALUE										144,067									
																					NCON VALUE										0									
																					INCOME VALUE																			
																					PREVIOUS YEAR MKT VALUE										147,307									
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