

NELSON TAYLOR & TYLER
940710 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024



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																	
Exterior Wall	31	HARDIE BRD 100								0900	01	2,083	111.3280		139.16	289,870	2001	2001	0	0	0	10.75	89.25																
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2022										Heated Area: 1670										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	11	CLAY TILE 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Bathrooms		WOOD FRAME 100																																					
Frame	02																																						
Stories	1.	1. 100																																					
Units	0	0 100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
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	1,670	100	1,670	207,414																																			
DCK	453	10	45	5,589																																			
FGR	561	55	309	38,378																																			
FOP	198	30	59	7,327																																			
TOTALS		2,882		2,083	258,709																																		
EXTRA FEATURES										940710 OLD NASSAUVILLE RD, FERNANDINA BEACH										BLD 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	LGL DATE																						
1	0812	CONCRETE C	0 100	0	0	2,220.00	SF	4.00	4.00	100	2001	2001	3	80	7,104		05/30/2023 MLU																						
LAND DESCRIPTION										TOTAL OB/XF										7,104																			
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	000100	C	SFR	100		RSF-1	0.00	0.00	1.04	AC		1.00	1.00	1.00	75,000.00	75,000.00	78,000																						
REVIEW DATE		05/12/2019		BY		KBA		Total Acres: 1.04		Total Land Value: 78,000		Market: 0		Agricultural: 0		Common: 78,000		PRINTED 08/06/2024 BY SYS																					