

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							4					
																			VALUATION BY							STANDARD					
																			Tax Group: 4							Tax Dist:					
																			BUILDING MARKET VALUE							0					
																			TOTAL MARKET OB/XF VALUE							27,395					
																			TOTAL LAND VALUE - MARKET							108,800					
																			TOTAL MARKET VALUE							136,195					
																			SOH/AGL Deduction							0					
																			ASSESSED VALUE							136,195					
																			TOTAL EXEMPTION VALUE							0					
																			BASE TAXABLE VALUE							136,195					
																			TOTAL JUST VALUE							136,195					
																			NCON VALUE							0					
																			INCOME VALUE												
																			PREVIOUS YEAR MKT VALUE							136,694					
DOR CODE	0700		MISC RESIDENTIAL																												
MAP NUM						MKT AREA																	04								
NEIGHBORHOOD/LOC		4020.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES						96111 AZALEA LN, 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	0681	POLE SHED	0	0	13	20	260.00	SF	15.00		15.00	100	1995	1995	3	23	897														
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00		6,000.00	100	1991	1991	3	100	6,000														
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00		6,000.00	100	1991	1991	3	100	6,000														
4	0462	ST/AL FNC	0	0	375	0	1,500.00	SF	10.00		10.00	100	2019	2019	3	90	13,500														
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	525.00		525.00	100	2019	2019	3	95	998														
LAND DESCRIPTION		TOTAL OB/XF															27,395														
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	000115	C	SFR ACRES	0		RSF-	1276.00	216.00	1.36	AC		1.00	1.00	1.00	80,000.00	80,000.00	108,800														
REVIEW DATE 01/07/2020 BY KW Total Acres: 1.36 Total Land Value: 108,800 Market: 0 Agricultural: 0 Common: 108,800 PRINTED 08/06/2024 BY SYS																															