



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	STAND SEAM 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 90			
Interior Floo	11	CLAY TILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		03	
NEIGHBORHOOD/LOC	3038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	2025	1,532	259,797
FGR	410	55	2025	226	38,325
FOP	40	30	2025	12	2,035
FSP	360	40	2025	144	24,420
FST	10	55	2025	6	1,017
FUS	646	100	2025	646	109,549
STR	64	10	2025	6	1,017
TOTALS	3,062			2,572	436,160

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,572	107.3280	169.58	436,160	2024	2024	0	0	0.00	100.00
1 SFR CUST - 100% - 2025 Heated Area: 2178 HX Base Yr 2025											

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8		Tax Dist:				
BUILDING MARKET VALUE				436,160		
TOTAL MARKET OB/XF VALUE				9,370		
TOTAL LAND VALUE - MARKET				375,000		
TOTAL MARKET VALUE				820,530		
SOH/AGL Deduction				134,135		
ASSESSED VALUE				686,395		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				635,673		
TOTAL JUST VALUE				820,530		
NCON VALUE				445,530		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				375,000		

EXTRA FEATURES										5466 ERVIN ST, FERNANDINA BEACH				XF DATE		LAND DATE		04/15/2024		MLU	
										INC DATE				AG 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				
1	0855	CONC PAVER	0	100	0	0	494.00	SF	10.00	10.00	100	2025	2024		100	4,940					
2	0855	CONC PAVER	0	100	0	0	93.00	SF	10.00	10.00	100	2025	2024		100	930					
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500					