



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										8												
CONSTRUCTION						VALUATION SUMMARY																																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																					
Exterior Wall	20	FACE BRICK 100	0100	01	1,689	108.0000	108.00	182,412	1974	1974	0	0	0	33.50	66.50	Tax Group: 8	Tax Dist:																					
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023										Heated Area: 1484					HX Base Yr 2023										BUILDING MARKET VALUE										145,899
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE										1,610					
Interior Wall	04	PLYWOOD 100																					TOTAL LAND VALUE - MARKET										180,000					
Interior Floop	14	CARPET 100																					TOTAL MARKET VALUE										327,509					
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction										81,292					
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE										246,217					
Bedrooms	2	2 100																					TOTAL EXEMPTION VALUE										HX HB	50,722				
Bathrooms	1.5	1.5 100																					BASE TAXABLE VALUE										195,495					
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE										327,509					
Stories	1.	1. 100																					NCON VALUE										0					
Units	0	0 100																					INCOME VALUE															
BUD8 Adjustme	05	DIST 1A 100																					PREVIOUS YEAR MKT VALUE										301,449					
Occupancy	00	NONE 100																																				
Quality			03	Quality Level 03																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM				MKT AREA		02																																
NEIGHBORHOOD/LOC			2001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,484	100	1993	1,484	106,581																																	
FOP	234	30	1993	70	5,027																																	
STP	28	10	1993	3	215																																	
UCP	480	20	1993	96	6,895																																	
UST	80	45	2009	36	2,586																																	
TOTALS	2,306			1,689	121,304																																	
EXTRA FEATURES						1468 E OAK ST, 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	100	0	1,342.00	SF	4.00	4.00	100	1980	1980	3	30	1,610																							

TAYLOR SHANNON C &/CONN BRANDON P ET AL
1468 E OAK STREET
FERNANDINA BEACH, FL 32034

2025

[illegible]