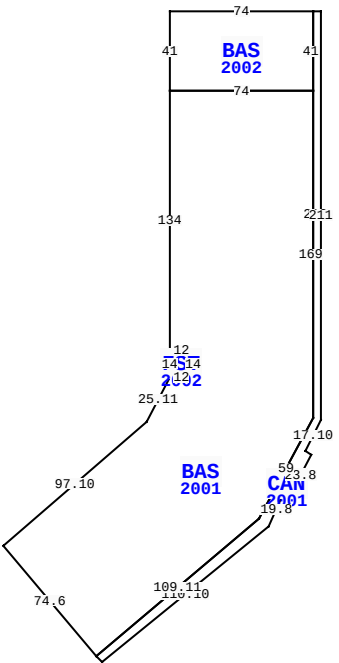


NASSAU COUNTY COUNCIL ON AGING
1901 ISLAND WALK WAY
FERNANDINA BEACH, FL 32034

00-00-30-037M-0012-0000



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	FNC'T	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		16	WD FR STUC 100			1701	04	26,207	93.6054	131.52	3,446,745	2001	2001	25	0	0	21.00	54.00	VALUATION BY																
Roof Structur		10	STEEL FRME 100			1 OFFICE - 0% - 0										Heated Area: 25584										HX Base Yr									
Roof Cover		12	MODULAR MT 100													Tax Group: 2										Tax Dist:									
Interior Wall		05	DRYWALL 90													BUILDING MARKET VALUE										2,901,169									
Interior Wall		06	CUST PANEL 10													TOTAL MARKET OB/XF VALUE										0									
Interior Floo		14	CARPET 80													TOTAL LAND VALUE - MARKET										0									
Interior Floo		07	CORK/VTILE 20													TOTAL MARKET VALUE										3,626,461									
Ceiling		01	FIN.SUSPD 100													SOH/AGL Deduction										0									
Air Condition		03	CENTRAL 100													ASSESSED VALUE										3,626,461									
Heating Type		04	AIR DUCTED 100													TOTAL EXEMPTION VALUE										35									
Fixtures		43	100													BASE TAXABLE VALUE										857,102									
Frame		05	STEEL 100													TOTAL JUST VALUE										3,626,461									
Story Height		13	100			NCON VALUE										262,936																			
RMS		77	100			INCOME VALUE										3,626,461																			
Stories		1.	1. 100			PREVIOUS YEAR MKT VALUE										3,247,397																			
Units		0	100																																
Occupancy		00	OWNER OCC 100																																
Quality		03	Quality Level 03																																
DOR CODE		1700	OFFICE BUILDINGS																																
MAP NUM			MKT AREA													01																			
NEIGHBORHOOD/LOC		2004.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	22,550	100	2001	22,550	1,601,519																														
BAS	3,034	100	2002	3,034	215,477																														
CAN	1,797	30	2001	539	38,280																														
FST	168	50	2002	84	5,966																														
TOTALS		27,549		26,207	1,861,242																														
EXTRA FEATURES					1901 ISLAND WALK WAY, 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	0400	CONC CURB	0	0	0	1,563.00	LF	15.00	15.00	100	2001	2001	3	84	19,694																				
2	0803	ASPHALT C	0	0	0	49,276.00	SF	2.00	2.00	100	2001	2001	3	50	49,276																				
3	0812	CONCRETE C	0	0	0	3,377.00	SF	4.00	4.00	100	2001	2001	3	79	10,671																				
5	0966	FIRE SPRNK	0	0	0	25,412.00	SF	3.00	3.00	100	2001	2001	3	79	60,226																				
7	0978	SECURTY LT	0	0	0	3.00	UT	450.00	450.00	100	2007	2007	3	69	932																				
8	0424	CL FNC 6'	0	0	0	46.00	LF	20.00	20.00	100	2001	2001	3	52	478																				
9	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	52	156																				
10	0801	ASPHALT A	0	0	0	1,824.00	SF	3.00	3.00	100	2011	2011	3	66	3,612																				
11	0400	CONC CURB	0	0	0	120.00	LF	15.00	15.00	100	2011	2011	3	94	1,692																				
12	0402	CONC BUMPE	0	0	0	11.00	UT	25.00	25.00	100	2011	2011	3	94	259																				
LAND DESCRIPTION					TOTAL OB/XF															146,996															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	001700	C	1STORY OFF	0	0003	C-2	0.00	0.00	152,200.00	SF		1.00	1.00	1.00	10.00	10.00	1,522,000																		

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										PAGE 3 of 3									
Exterior Wall										29 NONE 80										2									
Exterior Wall										31 HARDIE BRD 20																			
Roof Structure										09 RIDGE FRME 100																			
Roof Cover										03 COMP SHNGL 100																			
Interior Wall										07 NONE 100																			
Interior Floor										03 CONC FINSH 100																			
Air Condition										01 NONE 100																			
Heating Type										01 NONE 100																			
Fixtures										8 100																			
Frame										05 STEEL 100																			
Story Height										11 100																			
RMS										4 100																			
Stories										1. 1. 100																			
Units										0 100																			
Quality										06 Quality Level 06																			
DOR CODE										1700 OFFICE BUILDINGS																			
MAP NUM										MKT AREA										01									
NEIGHBORHOOD/LOC										2004.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										1,637 100 2025										1,637 165,550									
GOF										171 110 2025										188 19,012									
TOTALS										1,808										1,825 184,562									
EXTRA FEATURES										1901 ISLAND WALK WAY, 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																			
23 0972										ST LGHT UN										0 0 0 0									
24 0476										VF 6 SBPL										0 0 0 0									
25 0462										ST/AL FNC										0 0 240 6									
26 0463										FENCE GATE										0 0 0 0									
27 1241										WD DECK G										0 0 15 10									
28 0940										SHEDS/PORT										0 0 14 10									
LAND DESCRIPTION										TOTAL OB/XF										65,994									
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																													
REVIEW DATE										11/18/2024										BY KW									
Total Acres:										3.49										Total Land Value: 725,292									
Market:										0										Agricultural: 0									
Common:										0										PRINTED 07/30/2025 BY SYS									