



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	PAGE 1 of 1												
Exterior Wall		05	AVERAGE 100		0900	12	1,154	229.1296	302.45	349,027	1945	2020	0	0	0	1.50	98.50	VALUATION SUMMARY												
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 0% - 2023										Heated Area: 1076				HX Base Yr				VALUATION BY		STANDARD					
Roof Cover		12	MODULAR MT 100																BUILDING MARKET VALUE		343,792									
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE		3,030									
Interior Floor		13	LVT/LAMNT 100																TOTAL LAND VALUE - MARKET		104,000									
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE		450,822									
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction		0									
Bedrooms		2	2 100																ASSESSED VALUE		450,822									
Bathrooms		2	2 100																TOTAL EXEMPTION VALUE		0									
Frame		02	WOOD FRAME 100																BASE TAXABLE VALUE		450,822									
Stories		1.	1. 100																TOTAL JUST VALUE		450,822									
Units		0	0 100																NCON VALUE		0									
BUD8 Adjustme		05	DIST 1A 100																INCOME VALUE											
					PREVIOUS YEAR MKT VALUE		434,312																							
Quality		05	Quality Level 05																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA		02																									
NEIGHBORHOOD/LOC		2018.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,076	100	1993	1,076	320,554																									
FOP	108	30	1993	32	9,533																									
FST	84	55	1993	46	13,704																									
TOTALS		1,268			1,154	343,792																								
EXTRA FEATURES					615 ELIZABETH RD, FERNANDINA BEACH										BLD DATE		LGL DATE		04/11/2024		MLU									
															XF DATE		LAND DATE													
															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	0940	SHEDS/PORT	0	0	9	9	81.00	SF	30.00	30.00	100	1986	1986	3	20	486														
2	0681	POLE SHED	0	0	16	8	128.00	SF	15.00	15.00	100	1992	1992	3	20	384														
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960														
4	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1996	1996	3	20	200														