



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	13	LVT/LAMNT 100			
Ceiling	03	PART.FIN. 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		2 100			
Frame	02	WOOD FRAME 100			
Story Height		8 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	1100	STORES, 1 STORY			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	3016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1993	1,125	64,513
CAN	216	30	1993	65	3,728
STR	20	10	1994	2	115
TOTALS	1,361			1,192	68,355

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	1,192	82.2150	114.69	136,710	1973	1983	0	0	0	50.00	50.00	
1 RETAILSTOR - 0% - 0													
Heated Area: 1125													
HX Base Yr													
25 45 25 26 27 5 4 5 7 8 BAS 1993 CAN 1993 ST1 1994													

BLD DATE	01/29/2018	KK	LGL DATE	
XF DATE	01/29/2018	KK	LAND DATE	04/22/2025
INC DATE			AG DATE	
4925 FIRST COAST HWY, FERNANDINA BEACH				DC

EXTRA FEATURES							4925 FIRST COAST HWY, FERNANDINA BEACH					INC DATE					AG DATE			
L N	OB/CF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/CF MKT VALUE	NOTES			
1	1242	WD DECK A	0	0	0	0	201.00	SF	10.00	10.00	100	1994	1994	3	20	402				
2	0810	CONCRETE A	0	0	0	0	190.00	SF	6.50	6.50	100	1994	1994	3	66	815				
3	0855	CONC PAVER	0	0	0	0	719.00	SF	10.00	10.00	100	2010	2010	3	90	6,471				
4	0462	ST/AL FNC	0	0	6	4	24.00	SF	10.00	10.00	100	2010	2010	3	56	134				
5	1129	STONE 8"	0	0	0	0	175.00	SF	15.75	15.75	100	2010	2010	3	97	2,674				
6	1076	TRELLIS A	0	0	10	10	100.00	SF	7.50	7.50	100	2010	2010	3	56	420				
7	0646	LWN SPRK H	0	0	0	0	4.00	UT	2.00	2.00	100	2010	2010	3	56	4				
8	0648	LIGHTS-AV	0	0	0	0	6.00	UT	140.00	140.00	100	2010	2010	3	40	336				
9	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2013	2013	3	83	2,100				

LAND DESCRIPTION										TOTAL OB/XF					13,356			
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	LA VAL	
1	001100	C	STORE 1FLR	0	0004	PUD	0.00	0.00	32,254.00	SF		1.00	1.00	1.00	10.00	10.00	322,540.00	

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 8					Tax Dist:								
BUILDING MARKET VALUE										68,355			
TOTAL MARKET OB/XF VALUE										13,356			
TOTAL LAND VALUE - MARKET										322,540			
TOTAL MARKET VALUE										404,251			
SOH/AGL Deduction										7,967			
ASSESSED VALUE										396,284			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										396,284			
TOTAL JUST VALUE										404,251			
NCON VALUE										0			
INCOME VALUE										182,670			
PREVIOUS YEAR MKT VALUE										373,732			