



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	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 0 TOTAL MARKET VALUE 0 SOH/AGL Deduction 0 ASSESSED VALUE 0 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 0 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 0									
DOR CODE										H. HEADER RECORD										PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM										MKT AREA 01										ROFC-2023-0 REMOVE AND REPLAC 11/29/2023											
NEIGHBORHOOD/LOC										1085.00										ROFC-2023-0 BLDG 7S REROOF 09/19/2023											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											ROFC-2023-0 "REMOVE AND REPLA 08/16/2023															
																ROFC-2023-0 REMOVE AND REPLAC 05/10/2023															
																ROFC-2023-0 BUILDING 6 -REMOV 02/20/2023															
																ROFC-2023-0 BUILDING 2 -REMOV 02/20/2023															
TOTALS																				SALES DATA											
EXTRA FEATURES										2700 MIZELL AVE, FERNANDINA BEACH										OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
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	BUILDING NOTES														
																		BUILDING DIMENSIONS													
LAND DESCRIPTION										TOTAL OB/XF 0																					
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							