



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																
Exterior Wall		05	AVERAGE 50		2700	01	2,070	107.3100	141.65	293,216	1985	1995	0	0	0	14.38	85.62	STANDARD																
Exterior Wall		16	WD FR STUC 50		1 DUPLEX - 0% - 2024										Heated Area: 2040										HX Base Yr									
Roof Structure		03	GABLE/HIP 100																															
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		14	CARPET 80																															
Interior Floor		08	SHT VINYL 20																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms		4	100																															
Bathrooms		3	100																															
Frame		02	WOOD FRAME 100																															
Stories		2.	2. 100																															
Units		0	100																															
BUD8 Adjustme		02	DIST FB 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0800 MULTI-FAMILY																		01														
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC					1026.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
APT	510	100	1993	510	61,854																													
APT	510	100	1993	510	61,854																													
FOP	24	30	1993	7	849																													
FOP	15	30	1994	4	485																													
HXB	510	100	1993	510	61,854																													
HXB	510	100	1993	510	61,854																													
HXO	87	5	1993	4	485																													
HXP	24	30	1993	7	849																													
HXP	15	30	1994	4	485																													
PTO	87	5	1993	4	485																													
TOTALS		2,292			2,070	251,052	925 S 18TH ST A&B, FERNANDINA BEACH										BLD DATE		LGL DATE		03/19/2024		MLU											
EXTRA FEATURES							ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES															
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	0810	CONCRETE A		0	0	41	40	1,640.00	SF	5.20	5.20	100	1985	1985	3	44	3,752																	
2	0940	SHEDS/PORT		0	0	12	8	96.00	SF	30.00	30.00	100	1985	1985	3	20	576																	
3	0810	CONCRETE A		0	0	48	3	144.00	SF	6.50	6.50	100	1985	1985	3	44	412																	
4	1243	WD DECK F		0	0	16	8	128.00	SF	4.00	4.00	100	2011	2011	3	45	230																	
5	1243	WD DECK F		0	0	16	8	128.00	SF	4.00	4.00	100	2011	2011	3	45	230																	