



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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	07	ASB SHNGLE 80				0100	01	947	124.5024	124.50	117,902	1952	2010	0	0	0	9.70	90.30	VALUATION BY		STANDARD																		
Exterior Wall	31	HARDIE BRD 20				1 SINGLE FAM - 100% - 2023														Heated Area: 869				HX Base Yr 2023															
Roof Structure	03	GABLE/HIP 100																		Tax Group: 2				Tax Dist:															
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE				106,466															
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE				11,987															
Interior Floor	12	HARDWOOD 90																		TOTAL LAND VALUE - MARKET				198,000															
Interior Floor	11	CLAY TILE 10																		TOTAL MARKET VALUE				316,453															
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction				8,929															
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE				307,524															
Bedrooms	2	100																		TOTAL EXEMPTION VALUE				HX HB 50,722															
Bathrooms	1	100																		BASE TAXABLE VALUE				256,802															
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE				316,453															
Stories	1.	1. 100				NCON VALUE				0																													
Units	0	100				INCOME VALUE																																	
BUD8 Adjustme	02	DIST FB 100				PREVIOUS YEAR MKT VALUE				312,261																													
Occupancy	00	NONE 100																																					
Quality		05		Quality Level 05																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA		01																																	
NEIGHBORHOOD/LOC		1011.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	720	100	1993	720	80,945																																		
BAS	149	100	2016	149	16,752																																		
FOP	16	30	1993	5	563																																		
FSP	104	40	1994	42	4,722																																		
STR	12	10	1994	1	113																																		
UOP	130	20	1996	26	2,923																																		
UST	8	45	1993	4	450																																		
TOTALS		1,139				947	106,466																																
EXTRA FEATURES						301 S 17TH ST, 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	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	1996	1996	3	23	2,898																							
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1996	1996	3	20	864																							
3	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	1996	1996	3	23	331																							
4	0810	CONCRETE A	0	100	0	0	1,448.00	SF	6.50	6.50	100	1996	1996	3	70	6,588																							
5	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	1997	1997	3	24	346																							
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1997	1997	3	20	960																							