



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	16	WD FR STUC 70	0900	01	2,259	125.0480	165.06	372,871	2001	2001	0	0	11.50	88.50	VALUATION SUMMARY														
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2014													Heated Area: 1890													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2014													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	15	HARDTILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			05	Quality Level 05																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			01																						
NEIGHBORHOOD/LOC			1081.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,890	100	2001	1,890	276,087																								
FGR	480	55	2001	264	38,565																								
FOP	30	30	2001	9	1,315																								
FSP	239	40	2001	96	14,024																								
TOTALS			2,639		2,259	329,991																							
EXTRA FEATURES										409 GEORGIA AVE, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940													
2	1126	CB/STC 8"	0	100	8	5	40.00	SF	8.00	8.00	100	2001	2001	3	79	253													
3	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	100	2001	2001	3	79	472													
4	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50	6.50	100	2001	2001	3	79	2,547													
5	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2001	2001	3	79	92													
6	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48													
TOTAL OB/XF 6,352																													
LAND DESCRIPTION																													
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	LAND VALUE												
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	250,000.00	262,500.00	262,500												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 07/30/2025 BY SYS																													