



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 16 WD FR STUC 70										0900 01 2,564 121.1232 159.88 409,932 2001 2001 0 0 0 11.50 88.50										STANDARD									
Exterior Wall 23 REINF CONC 30										1 SNGL FAM - 100% - 2002										Heated Area: 2184 HX Base Yr 2002									
Roof Structure 08 IRREGULAR 100																				VALUATION BY									
Roof Cover 03 COMP SHNGL 100																				Tax Group: 2 Tax Dist:									
Interior Wall 05 DRYWALL 100																				BUILDING MARKET VALUE 362,790									
Interior Floo 14 CARPET 80																				TOTAL MARKET OB/XF VALUE 5,988									
Interior Floo 15 HARDTILE 20																				TOTAL LAND VALUE - MARKET 262,500									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 631,278									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 329,507									
Bedrooms 5 100																				ASSESSED VALUE 301,771									
Bathrooms 2 100																				TOTAL EXEMPTION VALUE HX HB WX 55,722									
Frame 02 WOOD FRAME 100																				BASE TAXABLE VALUE 246,049									
Stories 1.5 1.5 100										TOTAL JUST VALUE 631,278																			
Units 0 100										NCON VALUE 0																			
Occupancy 00 NONE 100										INCOME VALUE																			
Quality 05 Quality Level 05										PREVIOUS YEAR MKT VALUE 545,798																			
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 1,794 100 2001 1,794 253,840																													
FGR 452 55 2001 249 35,232																													
FOP 48 30 2001 14 1,981																													
FSP 247 40 2001 99 14,008																													
FST 32 55 2001 18 2,547																													
FUS 390 100 2001 390 55,182																													
TOTALS 2,963 2,564 362,790																													
EXTRA FEATURES										407 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										BLD DATE LGL DATE 05/06/2025 MLU																			
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										XF DATE INC DATE																			
2 1242 WD DECK A 0 100 4 8 32.00 SF 15.00 15.00 100 2001 2001 3 20 96																													
3 0835 QUARY TILE 0 100 3 4 12.00 SF 20.00 20.00 100 2001 2001 3 79 190																													
4 0810 CONCRETE A 0 100 12 3 36.00 SF 6.50 6.50 100 2001 2001 3 79 185																													
5 0810 CONCRETE A 0 100 31 16 496.00 SF 6.50 6.50 100 2001 2001 3 79 2,547																													
6 1242 WD DECK A 0 100 5 3 15.00 SF 10.00 10.00 100 2001 2001 3 20 30																													
LAND DESCRIPTION										TOTAL OB/XF 5,988																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
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																			