



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
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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	2,760	120.3840	158.91	438,592	2001	2001	0	0	0	11.50	88.50	VALUATION BY																
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2002										Heated Area: 2496										HX Base Yr 2002									
Roof Structure	08	IRREGULAR 100											Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										388,154									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										7,165									
Interior Floor	14	CARPET 70											TOTAL LAND VALUE - MARKET										262,500									
Interior Floor	15	HARDTILE 30											TOTAL MARKET VALUE										657,819									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										341,522									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										316,297									
Bedrooms	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE										HX HB VX 55,722									
Bathrooms	1.5	1.5 100											BASE TAXABLE VALUE										260,575									
Frame	00	NONE 100											TOTAL JUST VALUE										657,819									
Stories	00	NONE 100	NCON VALUE										0																			
Units	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE																			
Occupancy	00	NONE 100	571,141																													
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	1,906	100	2001	1,906	268,051																											
BAS	239	100	2008	239	33,611																											
FGR	464	55	2001	255	35,862																											
FOP	30	30	2001	9	1,266																											
FUS	351	100	2001	351	49,363																											
TOTALS	2,990			2,760	388,154																											
EXTRA FEATURES					405 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	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	2001	2001	3	79	411																
3	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2001	2001	3	79	3,286																
4	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2001	2001	3	79	202																
5	1242	WD DECK A	0	100	7	4	28.00	SF	15.00	15.00	100	2001	2001	3	20	84																
6	0819	CONC 12"	0	100	6	4	24.00	SF	9.50	9.50	100	2001	2001	3	79	180																
7	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2001	2001	3	79	62																
TOTAL OB/XF 7,165																																
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																																