

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT PD NORM % COND										VALUATION BY VALUATION SUMMARY									
Exterior Wall 12 CEDAR 100										0900 01 2,305 128.2820 169.33 390,306 1888 1888 0 0 125 50.00 125.00										Tax Group: 2 Tax Dist: STANDARD									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2021 Heated Area: 2220 HX Base Yr 2021										BUILDING MARKET VALUE 487,882									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 5,735									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 985,590									
Interior Floo 12 HARDWOOD 80																				TOTAL MARKET VALUE 1,479,207									
Interior Floo 14 CARPET 20																				SOH/AGL Deduction 622,710									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 856,497									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 805,775									
Bathrooms 2.5 100																				TOTAL JUST VALUE 1,479,207									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 1,359,253									
Occupancy 00 NONE 100																													
Quality 05 Quality Level 05																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1003.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,331 100 1993 1,331 281,723																													
FUS 889 100 1993 889 188,168																													
UOP 45 20 1993 9 1,905																													
UOP 88 20 1993 18 3,810																													
UOP 155 20 1993 31 6,561																													
UUS 54 50 1993 27 5,715																													
TOTALS 2,562 2,305 487,882																													
EXTRA FEATURES										212 ESTRADA 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 1130 REINFR 6 0 100 3 40 120.00 SF 4.43 4.43 100 2010 2010 3 97 515																													
2 0810 CONCRETE A 0 100 8 10 80.00 SF 6.50 6.50 100 1987 1987 3 49.5 257																													
3 0810 CONCRETE A 0 100 24 22 528.00 SF 6.50 6.50 100 1960 1960 3 20 686																													
4 1242 WD DECK A 0 100 5 6 30.00 SF 10.00 10.00 100 1990 1990 3 20 60																													
5 1242 WD DECK A 0 100 6 4 24.00 SF 10.00 10.00 100 2010 2010 3 40 96																													
6 0825 BRICK 0 100 0 0 235.00 SF 8.75 8.75 100 1960 1960 3 36.6 753																													
7 1242 WD DECK A 0 100 4 7 28.00 SF 10.00 10.00 100 1990 1990 3 20 56																													
8 0462 ST/AL FNC 0 100 138 4 552.00 SF 10.00 10.00 100 2011 2011 3 60 3,312																													
LAND DESCRIPTION										TOTAL OB/XF 5,735																			
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 0010 OT-1 93.00 93.00 93.20 FF 1.00 1.00 1.50 4,700.00 7,050.00 657,060																													
2 000100 C RES 100 0010 OT-1 46.00 93.00 46.60 FF 1.00 1.00 1.50 4,700.00 7,050.00 328,530																													
REVIEW DATE 12/26/2022 BY TWA										Total Acres: 0.00 Total Land Value: 985,590 Market: 0 Agricultural: 0 Common: 985,590										PRINTED 07/30/2025 BY SYS									