



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Exterior Wall										17 CB STUCCO 100										0320 11 1,285 161.3040 161.30 207,270 1984 1984 0 0 0 20.00 80.00									
Roof Structur										03 GABLE/HIP 100										1 TOWNHOUSE - 100% - 2022 Heated Area: 1260 HX Base Yr 2022									
Roof Cover										03 COMP SHNGL 100																			
Interior Wall										05 DRYWALL 100																			
Interior Floo										14 CARPET 100																			
Air Condition										03 CENTRAL 100																			
Heating Type										04 AIR DUCTED 100																			
Bedrooms										2 100																			
Bathrooms										2 100																			
Frame										02 WOOD FRAME 100																			
Stories										1. 1. 100																			
Units										0 100																			
BUD8 Adjustme										02 DIST FB 100																			
Quality										06 Quality Level 06																			
DOR CODE										0100 SINGLE FAMILY																			
MAP NUM										MKT AREA										01									
NEIGHBORHOOD/LOC										1074.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
BAS										1,260										100									
FST										45										55									
YEAR										1993										1,260									
TOT ADJ AREA										162,590										SUBAREA MARKET VALUE									
BAS										1,260										162,590									
FST										45										3,226									
TOTALS										1,305										1,285									
165,816										3 ZACHARY CT, FERNANDINA BEACH										BLD DATE 03/03/2008 DH LGL DATE 04/30/2025 MLU									
EXTRA FEATURES																													
L N										OB/XF CODE										DESCRIPTION									
1 0500										FP-PRE FAB										0 100 0 0 0 1.00 UT 3,500.00 3,500.00 100 1984 1984 3 54 1,890									
2 0801										ASPHALT A										0 100 0 0 0 672.00 SF 3.00 3.00 100 1984 1984 3 50 1,008									
3 1126										CB/STC 8"										0 100 0 0 0 225.00 SF 8.00 8.00 100 1984 1984 3 41 738									
LAND DESCRIPTION										TOTAL OB/XF										3,636									
L N										USE CODE										CLS									
1 000310										C										TOWNHOUSE									
CAP										100										R D									
LOC ZONE										R-1										FRONT									
DEPTH										104.00										TOT LND UTS									
1.00										LT										1.00									
D T										1.00										1.00									
DPHT FACT										1.00										1.00									
% COND										1.00										1.00									
TOT ADJ										325,000.00										325,000.00									
UNIT PRICE										325,000.00										325,000.00									
ADJ UNIT PRICE										325,000.00										325,000.00									
LAND VALUE										325,000										OTHER ADJUSTMENTS AND NOTES									
YEAR										DENSITY										DECL									
FRZ										YR										CONSRV									
REVIEW DATE										05/12/2019										BY KBA									
Total Acres:										0.00										Total Land Value: 325,000									
Market:										0										Agricultural: 0									
Common:										325,000										PRINTED 07/30/2025 BY SYS									