

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									
																				VALUATION BY		STANDARD							
																				Tax Group: 2		Tax Dist:							
																				BUILDING MARKET VALUE		0							
																				TOTAL MARKET OB/XF VALUE		0							
																				TOTAL LAND VALUE - MARKET		300,000							
																				TOTAL MARKET VALUE		300,000							
																				SOH/AGL Deduction		98,686							
																				ASSESSED VALUE		201,314							
																				TOTAL EXEMPTION VALUE		0							
																				BASE TAXABLE VALUE		201,314							
																				TOTAL JUST VALUE		300,000							
																				NCON VALUE		0							
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE		225,000							
DOOR CODE		0000		VACANT																									
MAP NUM						MKT AREA		01																					
NEIGHBORHOOD/LOC		1044.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES							3412 1ST AV, FERNANDINA BEACH										BLD DATE				LGL DATE		05/08/2025		MLU				
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										