



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 Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 540,000 TOTAL MARKET VALUE 540,000 SOH/AGL Deduction 94,500 ASSESSED VALUE 445,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 445,500 TOTAL JUST VALUE 540,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 405,000													
DOR CODE 0000 VACANT																PERMIT NUM				DESCRIPTION				AMT		ISSUED					
MAP NUM																															
NEIGHBORHOOD/LOC 1044.00																SALES DATA															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE									
TOTALS																						2671/1832		10/04/2023		WD Q		V 01		579,000	
EXTRA FEATURES						1ST AV, FERNANDINA BEACH										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG 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													
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	LAND DESCRIPTION														
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			0	0006	R-1	90.00	160.00	90.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	540,000												
																	TOTAL OB/XF														
																	0														
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 07/30/2025 BY SYS																															