



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1024.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	754	100
FGR	242	55
FOP	9	30
FSP	63	40
FUS	566	100
PTO	585	5
TOTALS	2,219	1,510

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	1,510	157.7981	157.80	238,278	1988	2008	0	0	8.00	92.00
1 TOWNHOUSE - 0% - 2024 Heated Area: 1320 HX Base Yr											
BLD DATE							LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				219,216		
TOTAL MARKET OB/XF VALUE				5,408		
TOTAL LAND VALUE - MARKET				255,000		
TOTAL MARKET VALUE				479,624		
SOH/AGL Deduction				0		
ASSESSED VALUE				479,624		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				479,624		
TOTAL JUST VALUE				479,624		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				470,342		

EXTRA FEATURES							2751 W 5TH ST A, FERNANDINA BEACH, FL 32430					INC DATE		AG DATE			
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	0810	CONCRETE A	0	0	45	11	495.00	SF	6.50	6.50	100	1988	1988	3	52	1,673	
2	0810	CONCRETE A	0	0	14	4	56.00	SF	6.50	6.50	100	1988	1988	3	52	189	
3	0911	SCRN RM A	0	0	39	15	585.00	SF	17.50	17.50	100	2008	2008	3	31	3,174	
4	0875	HOT TUB	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	31	372	
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