



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		2	
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	25	MOD METAL 100		4803	06	75,760	119.0464	54.46	4,125,890	1991	1998	0	0	0	35.00	65.00	VALUATION BY										STANDARD						
Roof Structure	10	STEEL FRME 100		1 STOR WAREH - 0% - 0										Heated Area: 75180										HX Base Yr									
Roof Cover	12	MODULAR MT 100																															
Interior Wall	01	MINIMUM 100																															
Interior Floor	04	C ABOVE GD 100																															
Ceiling	04	NONE 100																															
Air Condition	01	NONE 100																															
Heating Type	01	NONE 100																															
Plumbing		0 100																															
Frame	05	STEEL 100																															
Story Height		27 100																															
RMS		1 100																															
Stories	1.	1. 100																															
Class	00	. 100																															
Units		0 100																															
Occupancy	00	NONE 100																															
Quality		04	Quality Level 04																														
DOR CODE		8900 MUNICIPAL																															
MAP NUM			MKT AREA																	01													
NEIGHBORHOOD/LOC		1010.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	49,980	100	1991	49,980	1,769,242																												
BAS	25,200	100	1993	25,200	892,055																												
CAN	1,800	30	1993	540	19,115																												
UST	80	50	1991	40	1,416																												
TOTALS		77,060			75,760	2,681,828																											
EXTRA FEATURES										315 N 2ND ST, FERNANDINA BEACH										BLD DATE		09/10/2024		KWA		LGL DATE		05/09/2024		DC			
										XF DATE		09/10/2024		KWA		LAND DATE																	
										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	0812	CONCRETE C	0	0	0	0	10,603.00	SF	4.00	4.00	100	1988	1988	3	52	22,054																	
2	0730	LOAD RAMP	0	0	22	13	286.00	LF	8.10	8.10	100	1990	1990	3	85	1,969																	
3	0812	CONCRETE C	0	0	0	0	1,586.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,775																	
4	0423	CL FNC 5'	0	0	0	0	23.00	LF	6.85	6.85	100	1991	1991	3	27	43																	
5	0966	FIRE SPRNK	0	0	0	0	49,980.00	SF	3.00	3.00	100	1991	1991	3	60	89,964																	
6	0966	FIRE SPRNK	0	0	0	0	25,200.00	SF	3.00	3.00	100	1993	1993	3	64	48,384																	
7	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	1991	1991	3	28	756																	
8	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	1993	1993	3	30	810																	
9	0972	ST LGHT UN	0	0	0	0	4.00	UT	1,265.00	1,265.00	100	1993	1993	3	30	1,518																	
10	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	20	700																	
LAND DESCRIPTION										TOTAL OB/XF										169,973													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	004800	C	WAREHOUSE	0		IW	0.00	0.00	90,000.00	SF		1.00	1.00	1.00	10.00	10.00	900,000																

[illegible]