

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

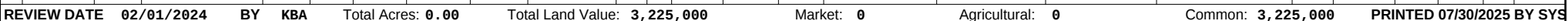
00-00-31-1800-0014-0040



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCST		NORM	% COND	VALUATION SUMMARY								PAGE 1 of 3	2							
Exterior Wall	19	COMMON BRK 100				8901	04	16,177	130.8047	224.33	3,628,986	1978	1997	0	0	0	9.00	91.00	VALUATION BY				STANDARD												
Roof Structur	09	RIDGE FRME 100				1 GOVT BLDG - 0% - 0													Heated Area: 16086													HX Base Yr			
Roof Cover	04	BUILT-UP 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 90																																	
Interior Floo	07	CORK/VTILE 10																																	
Ceiling	01	FIN.SUSPD 100																																	
Air Condition	04	ROOF TOP 100																																	
Heating Type	04	AIR DUCTED 100																																	
Fixtures	16	100																																	
Frame	04	REIN CONC 100																																	
Story Height		18 100																																	
RMS		15 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
Occupancy	00	NONE 100																																	
Quality		04	Quality Level 04																																
DOR CODE		8900	MUNICIPAL																																
MAP NUM			MKT AREA																																
NEIGHBORHOOD/LOC		1005.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	7,733	100	1993	7,733	1,578,617																														
BAS	520	100	2015	520	106,153																														
BAS	584	100	2015	584	119,218																														
BAS	720	100	2015	720	146,981																														
BAS	6,529	100	2015	6,529	1,332,832																														
CAN	50	30	2015	15	3,062																														
CAN	78	30	2015	23	4,696																														
FST	42	50	2015	21	4,287																														
UOP	75	20	2015	15	3,062																														
UOP	86	20	2015	17	3,471																														
TOTALS	16,417			16,177	3,302,377																														
EXTRA FEATURES						25 N 4TH ST, FERNANDINA BEACH																													
						BLD DATE		10/18/2018		KK		LGL DATE				03/27/2025		MLU																	
						XF DATE		10/18/2018		KK		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	0803	ASPHALT C	0	0	0	0		24,918.00	SF 2.00	2.00	100	2001	2001	3	50	24,918																			
2	0972	ST LGHT UN	0	0	0	0		1.00	UT 2,530.00	2,530.00	100	2001	2001	3	52	1,316																			
3	0978	SECURITY LT	0	0	0	0		2.00	UT 450.00	450.00	100	1980	1980	3	20	180																			
4	0825	BRICK	0	0	0	0		210.00	SF 12.50	12.50	100	1980	1980	3	72	1,890																			
5	0850	PEBBLE WLK	0	0	0	0		1,982.00	SF 3.50	3.50	100	1980	1980	3	30	2,081																			
6	0400	CONC CURB	0	0	0	0		834.00	LF 15.00	15.00	100	1980	1980	3	44	5,504																			
7	0402	CONC BUMPE	0	0	0	0		3.00	UT 25.00	25.00	100	2000	2000	3	83	62																			
8	0648	LIGHTS-AV	0	0	0	0		7.00	UT 140.00	140.00	100	1978	1978	3	20	196																			
9	0646	LWN SPRK H	0	0	0	0		31.00	UT 2.00	2.00	100	2005	2005	3	36	22																			
10	0978	SECURITY LT	0	0	0	0		5.00	UT 450.00	450.00	100	2015	2015	3	87	1,958																			
LAND DESCRIPTION						TOTAL OB/XF													38,127																
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	008900	C	MUNICIPAL		0	0003	C-3	0.00	0.00	31,250.00	SF		1.00	1.00	1.00	60.00	60.00	1,875,000																	
2	008900	C	MUNICIPAL		0		C-3	0.00	0.00	22,500.00	SF		1.00	1.00	1.00	60.00	60.00	1,350,000																	
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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:									
																						3,463,941									
																						127,803									
																						3,225,000									
																						6,816,744									
																						1,705,069									
																						5,111,675									
																						5,111,675									
																						04									
																						0									
																						6,816,744									
																						0									
																						INCOME VALUE									
																						PREVIOUS YEAR MKT VALUE									
																						6,583,732									