

NASSAU COUNTY COURTHOUSE
C/O COUNTY COMMISSIONERS, 96135 NASSAU PLACE STE 1
YULEE, FL 32097

00-00-31-1800-0024-0130

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	% COND	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	19	COMMON BRK 100				8901	04	16,809	132.5854	272.86	4,586,504	1900	1995	0	0	0	10.00	90.00	VALUATION BY STANDARD											
Roof Structur	04	WOOD TRUSS 100				1 GOVT BLDG - 0% - 0													Tax Group: 2 Tax Dist:											
Roof Cover	12	MODULAR MT 70				Heated Area: 15797													BUILDING MARKET VALUE 4,127,854											
Roof Cover	11	SLATE 30				HX Base Yr													TOTAL MARKET OB/XF VALUE 63,338											
Interior Wall	05	DRYWALL 70																	TOTAL LAND VALUE - MARKET 1,895,002											
Interior Wall	06	CUST PANEL 30																	TOTAL MARKET VALUE 6,087,094											
Interior Floo	12	HARDWOOD 80																	SOH/AGL Deduction 2,558,359											
Interior Floo	14	CARPET 20																	ASSESSED VALUE 3,528,735											
Ceiling	01	FIN.SUSPD 100																	TOTAL EXEMPTION VALUE 03 3,528,735											
Air Condition	06	ENG CENTRL 100																	BASE TAXABLE VALUE 0											
Heating Type	04	AIR DUCTED 100																	TOTAL JUST VALUE 6,087,094											
Fixtures		61 100																	NCON VALUE 0											
Frame	03	MASONRY 100																	INCOME VALUE											
Story Height		16 100																	PREVIOUS YEAR MKT VALUE 5,058,653											
RMS		35 100																												
Stories	2.5	2.5 100																												
Units		0 100																												
BUD8 Adjustme	02	DIST FB 100																												
Quadrancy	00	ONE I 100 Level 04																												
DOR CODE		8600 COUNTY																												
MAP NUM				MKT AREA				01																						
NEIGHBORHOOD/LOC		1002.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	7,703	100	1993	7,703	1,891,657																									
CAN	60	30	1993	18	4,420																									
CAN	70	30	1993	21	5,157																									
CAN	104	30	1993	31	7,613																									
CAN	108	30	1993	32	7,859																									
CAN	180	30	1993	54	13,261																									
FEP	72	80	1993	58	14,243																									
FEP	160	80	1993	128	31,433																									
FST	117	50	1993	58	14,243																									
FUS	7,908	100	1993	7,908	1,941,999																									
TOTALS	18,199			16,809	4,127,854																									
EXTRA FEATURES						416 CENTRE ST, FERNANDINA BEACH										BLD DATE 12/06/2018				KK		LGL DATE		03/27/2025				MLU		
						XF DATE 12/06/2018				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	0857	SANDSTONE/	0	0	0	0		112.00	SF 16.00		16.00	100	1980	1980	3	72	1,290													
2	0857	SANDSTONE/	0	0	23	4		92.00	SF 16.00		16.00	100	1980	1980	3	72	1,060													
3	0819	CONC 12"	0	0	6	6		36.00	SF 9.50		9.50	100	1970	1970	3	20	68													
4	1127	BRICK 8"	0	0	12	3		36.00	SF 11.00		11.00	100	1970	1970	3	54	214													
5	0830	FLAGSTONE	0	0	0	0		212.00	SF 12.00		12.00	100	1980	1980	3	30	763													
6	0830	FLAGSTONE	0	0	10	27		270.00	SF 12.00		12.00	100	2002	2002	3	80	2,592													
7	0830	FLAGSTONE	0	0	23	5		115.00	SF 12.00		12.00	100	2002	2002	3	80	1,104													
8	0810	CONCRETE A	0	0	6	43		258.00	SF 6.50		6.50	100	2002	2002	3	80	1,342													
9	0803	ASPHALT C	0	0	0	0		3,581.00	SF 2.00		2.00	100	2002	2002	3	50	3,581													
10	0819	CONC 12"	0	0	8	19		152.00	SF 6.27		6.27	100	2002	2002	3	80	762													
LAND DESCRIPTION						TOTAL OB/XF 12,776																								
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	008600	C	COUNTY																											

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