



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	PAGE 1 of 1 2														
Exterior Wall	19	COMMON BRK 100	7201	04	1,260	115.2480	225.02	283,525	1947	1990	0	0	27.00	73.00	VALUATION BY STANDARD														
Roof Structur	04	WOOD TRUSS 100	1 SCHOOL - 0% - 0													Heated Area: 1200													
Roof Cover	06	ASB SHINGL 100	25 48 48 25 8 8 25 25 BAS 1993 CAN 1993													HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	07	CORK/VTILE 100																											
Ceiling	02	F.NOT SUS 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	10	100																											
Frame	03	MASONRY 100																											
Story Height	11	100																											
RMS	5	100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			7100CHURCHES																										
MAP NUM														MKT AREA	01														
NEIGHBORHOOD/LOC			1005.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,200	100	1993	1,200	197,118																								
CAN	200	30	1993	60	9,856																								
TOTALS			1,400		1,260	206,973																							
EXTRA FEATURES						510 CALHOUN ST, FERNANDINA BEACH																							
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	0819	CONC 12"	0	0	5	5	25.00	SF	9.50	9.50	100	1947	1947	3	20	48													
2	0812	CONCRETE C	0	0	0	0	384.00	SF	4.00	4.00	100	2000	2000	3	77	1,183													
3	0444	BOX FNC 4'	0	0	0	0	52.00	LF	6.50	6.50	100	2000	2000	3	20	68													
4	0812	CONCRETE C	0	0	42	39	1,638.00	SF	4.00	4.00	100	2000	2000	3	77	5,045													
5	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2000	2000	3	48	432													
6	0811	CONCRETE B	0	0	0	0	858.00	SF	5.20	5.20	100	1990	1990	3	57	2,543													
7	0446	BOX FNC 6'	0	0	0	0	118.00	LF	20.00	20.00	100	2015	2015	3	65	1,534													
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261													
TOTAL OB/XF 11,114																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	007100	C	CHURCH	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	475,000												
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 475,000 Market: 0 Agricultural: 0 Common: 475,000 PRINTED 07/30/2025 BY SYS																													