



REVIEW DATE	11/15/2021	BY	KK	Total Acres: 1.84	Total Land Value: 3,200,000	Market: 0	Agricultural: 0	Common: 3,200,000	PRINTED 07/30/2025 BY SYS
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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	FUNCT	NORM	% COND	VALUATION SUMMARY							PAGE 4 of 5	2			
Exterior Wall	17	CB STUCCO 100				7102	04	11,073	133.4187	176.91	1,958,924	2001	2001	0	0	0	6.00	94.00	VALUATION BY							STANDARD			
Roof Structur	04	WOOD TRUSS 100																Heated Area: 10139					HX Base Yr						
Roof Cover	13	STAND SEAM 100																					Tax Group: 2		Tax Dist:				
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE		4,076,091				
Interior Floo	14	CARPET 90																					TOTAL MARKET OB/XF VALUE		180,810				
Interior Floo	11	CLAY TILE 10																					TOTAL LAND VALUE - MARKET		3,200,000				
Ceiling	01	FIN.SUSPD 100																					TOTAL MARKET VALUE		7,456,901				
Air Condition	08	ENG SPLIT 100																					SOH/AGL Deduction		2,853,260				
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE		4,603,641				
Fixtures	68	100																					TOTAL EXEMPTION VALUE		02 4,603,641				
Frame	03	MASONRY 100																					BASE TAXABLE VALUE		0				
Story Height		17 100																					TOTAL JUST VALUE		7,456,901				
RMS		31 100																					INCON VALUE		0				
Stories	1.5	1.5 100																					INCOME VALUE						
Units		0 100																					PREVIOUS YEAR MKT VALUE		5,984,289				
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality	04	Quality Level 04																											
DOR CODE	7100	CHURCHES																											
MAP NUM		MKT AREA		01																									
NEIGHBORHOOD/LOC	1002.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	2,613	100	2001	2,613	434,530																								
BAS	800	100	2001	800	133,036																								
BAS	2,596	100	2001	2,596	431,703																								
CAN	1,162	30	2001	349	58,037																								
CAN	1,444	30	2001	433	72,006																								
FEP	156	80	2001	125	20,787																								
FEP	204	80	2001	163	27,106																								
FST	40	50	2001	20	3,326																								
FST	40	50	2001	20	3,326																								
FST	42	50	2001	21	3,492																								
TOTALS	13,245			11,073	1,841,389																								
EXTRA FEATURES						201 ATLANTIC AV, 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													
31	0972	ST LGHT UN	0	0	0	8.00	UT	2,530.00	2,530.00	100	2001	2001	3	52	10,525														
32	0975	ST LT/ARM	0	0	0	5.00	UT	500.00	500.00	100	2001	2001	3	52	1,300														
33	1131	REINFR 8	0	0	23	6	58.00	SF	6.30	100	2002	2002	3	94	343														
34	0964	HALON SYST	0	0	6	3	18.00	SF	50.00	100	2009	2009	3	89	801														
35	0646	LWN SPRK H	0	0	0	0	50.00	UT	2.00	100	2000	2000	3	23	23														
36	1126	CB/STC 8"	0	0	26	4	104.00	SF	8.00	100	2019	2019	3	97	807														
37	0810	CONCRETE A	0	0	0	0	449.00	SF	6.50	100	2019	2019	3	97	2,831														
38	1126	CB/STC 8"	0	0	0	0	74.00	SF	8.00	100	2019	2019	3	97	574														
39	0																												

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