

BLOCK 129 LOT 2
IN OR 1882/271
CITY OF FDNA BEACH

NATCO USA INC
PO BOX 15848
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0129-0020



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	15	CONC BLOCK 50	1701	04	2,243	95.4450	134.10	300,786	1984	1994	0	0	0	34.00	66.00	VALUATION BY STANDARD													
Exterior Wall	17	CB STUCCO 50	1 OFFICE - 0% - 0													Heated Area: 2184 HX Base Yr													
Roof Structure	04	WOOD TRUSS 100	34 21 70 49 4 4 30 4 BAS 1993 49, A19 1993													VALUATION SUMMARY													
Roof Cover	03	COMP SHNGL 100														Tax Group: 2 Tax Dist:													
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 198,519													
Interior Floor	14	CARPET 90														TOTAL MARKET OB/XF VALUE 11,571													
Interior Floor	11	CLAY TILE 10														TOTAL LAND VALUE - MARKET 450,000													
Ceiling	01	FIN.SUSPD 100														TOTAL MARKET VALUE 660,090													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 302,831													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 357,259													
Fixtures	7	100														TOTAL EXEMPTION VALUE 0													
Frame	03	MASONRY 100														BASE TAXABLE VALUE 357,259													
Story Height	8	100	TOTAL JUST VALUE 660,090																										
RMS	5	100	NCON VALUE 0																										
Stories	1.	1. 100	INCOME VALUE																										
Units	02	DIST FB 100	PREVIOUS YEAR MKT VALUE 618,604																										
BUD8 Adjustme	00	OWNER OCC 100																											
Occupancy	03	Quality Level 03																											
Quality	1700	OFFICE BUILDINGS																											
DOR CODE	MAP NUM																												
MKT AREA																													
01																													
NEIGHBORHOOD/LOC 1095.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,184	100	1993	2,184	193,297																								
CAN	196	30	1993	59	5,222																								
TOTALS 2,380 2,243 198,519																													
EXTRA FEATURES																													
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	3,647.00	SF 4.00	4.00	100	1984	1984	3	41	5,981														
2	0812	CONCRETE C	0	0	0	0	1,109.00	SF 4.00	4.00	100	1993	1993	3	64	2,839														
3	0971	ST LGHT OV	0	0	0	0	1.00	UT 1,555.00	1,555.00	100	1997	1997	3	40	622														
4	0646	LWN SPRK H	0	0	0	0	9.00	UT 2.00	2.00	100	1997	1997	3	20	4														
5	0971	ST LGHT OV	0	0	0	0	1.00	UT 1,555.00	1,555.00	100	2000	2000	3	48	746														
6	0422	CL FNC 4'	0	0	0	0	99.00	LF 15.00	15.00	100	1984	1984	3	20	297														
7	0402	CONC BUMPE	0	0	0	0	1.00	UT 25.00	25.00	100	2002	2002	3	85	21														
8	0097	AWNING CN	0	0	0	0	19.00	SF 65.00	65.00	100	2013	2013	3	68	840														
9	0097	AWNING CN	0	0	0	0	5.00	SF 65.00	65.00	100	2013	2013	3	68	221														
TOTAL OB/XF 11,571																													
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	001700	C	1STORY OFF	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	45.00	45.00	450,000												
REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS																													