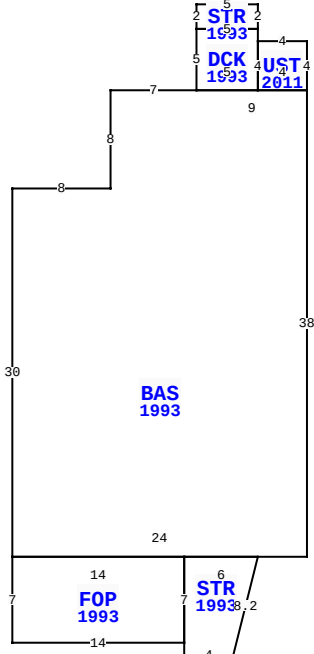


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	05	AVERAGE 100		0100	01	891	105.6780	105.68	94,161	1946	1985	0	0	0	17.00	83.00	VALUATION BY		STANDARD										
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024										Heated Area: 848				HX Base Yr 2024						Tax Group: 2		Tax Dist:			
Roof Cover	12	MODULAR MT 100																BUILDING MARKET VALUE				135,405							
Interior Wall	04	PLYWOOD 100																TOTAL MARKET OB/XF VALUE				4,583							
Interior Floor	08	SHT VINYL 100																TOTAL LAND VALUE - MARKET				212,500							
Air Condition	02	WINDOW 100																TOTAL MARKET VALUE				352,488							
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction				7,937							
Bedrooms	3	100																ASSESSED VALUE				344,551							
Bathrooms	1	100																TOTAL EXEMPTION VALUE				HX HB 50,722							
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE				293,829							
Stories	1.	1. 100																TOTAL JUST VALUE				352,488							
Units	0	100																NCON VALUE				0							
BUD8 Adjustme	02	DIST FB 100																INCOME VALUE											
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE				333,930							
Quality		02		Quality Level 02																									
DOR CODE		0800		MULTI-FAMILY																									
MAP NUM				MKT AREA		01																							
NEIGHBORHOOD/LOC		1001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	848	100	1993	848	74,382																								
DCK	25	10	1993	2	175																								
FOP	98	30	1993	29	2,544																								
STR	10	10	1993	1	88																								
STR	40	10	1993	4	351																								
UST	16	45	2011	7	614																								
TOTALS	1,037			891	78,154																								
EXTRA FEATURES						521 S 7TH ST, FERNANDINA BEACH														BLD DATE		LGL DATE		05/22/2025		MLU			
																				XF DATE		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	0810	CONCRETE A	0	100	41	14	574.00	SF	6.50	6.50	100	1990	1990	3	57	2,127													
2	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50	6.50	100	1990	1990	3	57	1,400													
3	0940	SHEDS/PORT	0	100	11	16	176.00	SF	30.00	30.00	100	2000	2000	3	20	1,056													
</																													

MCKELDIN CHARLES H
521 S 7TH ST
FERNANDINA BEACH, FL 32034

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