

[illegible]



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Exterior Wall										01 MINIMUM 50										4803 06 3,832 62.4770 28.58 109,519 1940 1990 0 0 30 55.00 15.00									
Exterior Wall										30 VINYL 50										2 STOR WAREH - 0% - 0									
Roof Structur										04 WOOD TRUSS 100										Heated Area: 2904									
Roof Cover										03 COMP SHNGL 100										HX Base Yr									
Interior Wall										05 DRYWALL 100																			
Interior Floo										03 CONC FINSH 100																			
Ceiling										01 FIN.SUSPD 100																			
Air Condition										01 NONE 100																			
Heating Type										01 NONE 100																			
Plumbing										2 100																			
Frame										02 WOOD FRAME 100																			
Story Height										13 100																			
RMS										2 100																			
Stories										1. 1. 100																			
Class										00 . 100																			
Units										0 100																			
BUD8 Adjustme										02 DIST FB 100																			
Occupancy										00 NONE 100																			
Quality										03 Quality Level 03																			
DOR CODE										1100 STORES, 1 STORY																			
MAP NUM										MKT AREA										01									
NEIGHBORHOOD/LOC										1095.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
AOF										1,092										185									
BAS										1,764										100									
UAT										484										10									
TOTALS										3,340										3,832									
SUBAREA MARKET VALUE										2,020										8,660									
BAS										1,764										7,562									
UAT										48										206									
TOTALS										3,340										3,832									
SUBAREA MARKET VALUE										16,428																			
EXTRA FEATURES										515 S 8TH ST, FERNANDINA BEACH										BLD DATE 10/12/2021 XF DATE 10/12/2021 INC 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																			
TOTAL OB/XF										0																			
LAND DESCRIPTION										TOTAL OB/XF										0									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
REVIEW DATE										01/12/2024										BY KBA									
Total Acres:										0.00										Total Land Value:									
525,000										Market:										0									
Agricultural:										0										Common:									
525,000										PRINTED 07/30/2025 BY SYS																			