

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		10	ABOVE AVG 100		0900	01		945	137.5704	181.59	171,603	1940	2015		0	0	4.00	96.00	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 0% - 2023															Heated Area: 920					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		03	COMP SHNGL 100		16 16 48 19 13 14 6 6 14 15 BAS 1993 FOP 1993															BUILDING MARKET VALUE					164,739														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					7,112														
Interior Floo		12	HARDWOOD 90																	TOTAL LAND VALUE - MARKET					125,000														
Interior Floo		11	CLAY TILE 10																	TOTAL MARKET VALUE					296,851														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					6,443														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					290,408														
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					0														
Bathrooms			1 100																	BASE TAXABLE VALUE					290,408														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					296,851														
Stories		1.	1. 100																	NCON VALUE					0														
Units			0 100		INCOME VALUE																																		
BUD8 Adjustme		02	DIST FB 100		PREVIOUS YEAR MKT VALUE					264,007																													
Occupancy		00	NONE 100																																				
Quality		05	Quality Level 05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		01																																		
NEIGHBORHOOD/LOC		1009.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	920	100	1993	920	160,380																																		
FOP	84	30	1993	25	4,358																																		
TOTALS		1,004			945	164,739	606 S 9TH ST, FERNANDINA BEACH										BLD DATE	02/04/2015			KK	LGL DATE	04/15/2025			DC													
EXTRA FEATURES																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	1243	WD DECK F	0	0	4	3	12.00	SF	8.00	8.00	100	2017	2017	3	74	71																							
2	1243	WD DECK F	0	0	4	3	12.00	SF	8.00	8.00	100	2017	2017	3	74	71																							
3	0810	CONCRETE A	0	0	0	0	1,117.00	SF	6.50	6.50	100	2017	2017	3	96	6,970																							