



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																		
Exterior Wall	05	AVERAGE 100	2700	01	1,370	115.9600	153.07	209,706	1950	2010	0	0	0	6.50	93.50	VALUATION SUMMARY																		
Roof Structure	03	GABLE/HIP 100	1 DUPLEX - 0% - 0										Heated Area: 1320					HX Base Yr					VALUATION BY					STANDARD						
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					196,075																
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					6,199																
Interior Floor	12	HARDWOOD 70											TOTAL LAND VALUE - MARKET					202,500																
Interior Floor	14	CARPET 30											TOTAL MARKET VALUE					404,774																
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					55,843																
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					348,931																
Bedrooms		2 100											TOTAL EXEMPTION VALUE					0																
Bathrooms		2 100											BASE TAXABLE VALUE					348,931																
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					404,774																
Stories	1.	1. 100											NCON VALUE					0																
Units		0 100											INCOME VALUE																					
BUD8 Adjustme	02	DIST FB 100											PREVIOUS YEAR MKT VALUE					358,013																
Occupancy	00	NONE 100																																
Quality		03	Quality Level 03																															
DOR CODE		0800	MULTI-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																													
APT	660	100	1993	660	94,459																													
FOP	84	30	1993	25	3,578																													
HXB	660	100	1993	660	94,459																													
HXP	84	30	1993	25	3,578																													
TOTALS		1,488		1,370	196,075																													
EXTRA FEATURES					713 S 10TH ST A&B, FERNANDINA BEACH										BLD DATE					LGL DATE					05/07/2025					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	0819	CONC 12"	0	0	6	5	30.00	SF	9.50	9.50	100	1950	1950	3	20	57																		
2	0810	CONCRETE A	0	0	60	9	540.00	SF	6.50	6.50	100	2005	2005	3	84	2,948																		
3	0810	CONCRETE A	0	0	65	9	585.00	SF	6.50	6.50	100	2005	2005	3	84	3,194																		