



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 25 MOD METAL 100										4803 06 3,157 104.7446 47.92 151,283 2015 2015 0 0 0 7.00 93.00										VALUATION BY STANDARD									
Roof Structur 10 STEEL FRME 100										1 STOR WAREH - 0% - 0 Heated Area: 2529 HX Base Yr										Tax Group: 2 Tax Dist:									
Roof Cover 12 MODULAR MT 100																				BUILDING MARKET VALUE 140,693									
Interior Wall 07 NONE 100																				TOTAL MARKET OB/XF VALUE 9,508									
Interior Floop 03 CONC FINSH 100																				TOTAL LAND VALUE - MARKET 150,000									
Air Condition 01 NONE 100																				TOTAL MARKET VALUE 300,201									
Heating Type 01 NONE 100																				SOH/AGL Deduction 50,443									
Plumbing 4 100																				ASSESSED VALUE 249,758									
Frame 05 STEEL 100																				TOTAL EXEMPTION VALUE 0									
Story Height 19 100																				BASE TAXABLE VALUE 249,758									
RMS 3 100																				TOTAL JUST VALUE 300,201									
Stories 1. 1. 100																				NCON VALUE 0									
Class 00 . 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 283,095									
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																													
DOR CODE 4800 WAREHOUSE-STORAGE																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1009.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
AOF 369 185 2018 683 30,438																													
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BAS 1,791 100 2015 1,791 79,817																													
TOTALS 2,529 3,157 140,693																													
EXTRA FEATURES										833 S 9TH ST, FERNANDINA BEACH																			
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										BLD DATE 07/11/2019 XF DATE 07/11/2019 INC DATE										LGL DATE 04/15/2025 LAND DATE AG DATE DC									
1 0424 CL FNC 6' 0 0 0 0 181.00 LF 20.00 20.00 100 2015 2015 3 87 3,149										KK KK																			
2 0465 FNC GT 15' 0 0 0 0 2.00 UT 450.00 450.00 100 2015 2015 3 87 783																													
3 6001 ROLLUP DR 0 0 0 0 2.00 UT 400.00 400.00 100 2015 2015 3 65 520																													
4 0811 CONCRETE B 0 0 0 0 596.00 SF 5.20 5.20 100 2015 2015 3 95 2,944																													
5 0810 CONCRETE A 0 0 0 0 275.00 SF 6.50 6.50 100 2018 2018 3 97 1,734																													
6 0810 CONCRETE A 0 0 20 3 60.00 SF 6.50 6.50 100 2018 2018 3 97 378																													
LAND DESCRIPTION										TOTAL OB/XF 9,508																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 004800 C WAREHOUSE 0 0006 MU-8 75.00 100.00 7,500.00 SF 1.00 1.00 1.00 20.00 20.00 150,000																													
REVIEW DATE 03/29/2022 BY DCA										Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000										PRINTED 07/30/2025 BY SYS									