



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 2												
Exterior Wall	17	CB STUCCO 100		2501	04	722	58.5900	50.24	36,273	1975	1975	0	0	0	50.00	50.00	VALUATION SUMMARY												
Roof Structur	02	SHED 100		1 SERV SHOP - 0% - 2024										Heated Area: 492															
Roof Cover	03	COMP SHNGL 100												HX Base Yr															
Interior Wall	07	NONE 100																											
Interior Floo	03	CONC FINSH 100																											
Ceiling	04	NONE 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Fixtures		3 100																											
Frame	03	MASONRY 100																											
Story Height		9 100																											
RMS		5 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	OWNER OCC 100																											
Quality		03 Quality Level 03																											
DOR CODE		2500REPAIR SERVICE																											
MAP NUM				MKT AREA				01																					
NEIGHBORHOOD/LOC		1095.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	140	100	2025	140	3,517																								
BAS	352	100	1993	352	8,842																								
CAN	352	30	1993	106	2,663																								
UST	154	40	2025	62	1,558																								
UST	154	40	2025	62	1,558																								
TOTALS		1,152		722	18,136																								
EXTRA FEATURES				926 S 8TH ST, FERNANDINA BEACH										BLD DATE		11/08/2024		KW		LGL DATE									
														XF DATE		11/08/2024		KW		LAND DATE									
														INC DATE						04/15/2025		DC							
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	0803	ASPHALT C	0	0	0	0	9,397.00	SF	0.20	0.20	100	1975	1975	3	50	940													
2	0801	ASPHALT A	0	0	0	0	172.00	SF	0.30	0.30	100	1993	1993	3	50	26													
3	0446	BOX FNC 6'	0	0	0	0	143.00	LF	2.00	2.00	100	2004	2004	3	21	60													
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	155.50	155.50	100	1975	1975	3	20	31													
5	0810	CONCRETE A	0	0	11	3	33.00	SF	0.65	0.65	100	1991	1991	3	59.5	13													
6	0810	CONCRETE A	0	0	12	15	180.00	SF	0.65	0.65	100	1991	1991	3	59.5	70													

MITCHELL DONNA L LIVING TRUST
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

00-00-31-1800-0167-0120

[illegible]