

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																															
ELEMENT		CD								TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND																			
Exterior Wall		05		AVERAGE 100						1709		04		720		85.9320		70.03		50,422		2012		2012		0		0		0		32.00		68.00																	
Roof Structur		04		WOOD TRUSS 100						1		MH OFFICE		- 0%		- 0		Heated Area: 720				HX Base Yr																													
Roof Cover		01		MINIMUM 100																																															
Interior Wall		05		DRYWALL 100																																															
Interior Floo		07		CORK/VTILE 100																																															
Ceiling		01		FIN.SUSPD 100																																															
Air Condition		03		CENTRAL 100																																															
Heating Type		04		AIR DUCTED 100																																															
Fixtures				1 100																																															
Frame		02		WOOD FRAME 100																																															
Story Height				9 100																																															
RMS				2 100																																															
Stories		1.		1. 100																																															
Units				0 100																																															
Occupancy		00		NONE 100																																															
Quality		03		Quality Level 03																																															
DOR CODE		9100		UTILITIES																																															
MAP NUM				MKT AREA																																															
NEIGHBORHOOD/LOC		2017.00																																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		720		100		2012		720		34,287																																									
TOTALS		720						720		34,287																																									
EXTRA FEATURES										602 LIME ST, FERNANDINA BEACH										BLD DATE 11/21/2017 KK LGL DATE																															
																				LAND 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		0424		CL FNC 6'		0 0		0 0		736.00		LF		20.00		20.00		100		2012		2012		3		81		11,923																							
2		0467		FNC GT 25'		0 0		0 0		1.00		UT		1,050.00		1,050.00		100		2012		2012		3		81		851																							
3		0092		AUTO GATE		0 0		0 0		1.00		UT		3,500.00		3,500.00		100		2012		2012		3		50		1,750																							
4		0972		ST LGHT UN		0 0		0 0		1.00		UT		2,530.00		2,530.00		100		2012		2012		3		81		2,049																							
5		0975		ST LT/ARM		0 0		0 0		1.00		UT		500.00		500.00		100		2012		2012		3		81		405																							
6		0978		SECURTY LT		0 0		0 0		1.00		UT		450.00		450.00		100		2012		2012		3		81		365																							
7		0812		CONCRETE C		0 0		0 0		1,468.00		SF		4.00		4.00		100		2012		2012		3		92		5,402																							
8		0402		CONC BUMPE		0 0		0 0		19.00		UT		25.00		25.00		100		2012		2012		3		94		447																							
9		0463		FENCE GATE		0 0		0 0		1.00		UT		300.00		300.00		100		2012		2012		3		81		243																							
10		0810		CONCRETE A		0 0		0 0		384.00		SF		6.50		6.50		100		2012		2012		3		92		2,296																							
LAND DESCRIPTION										TOTAL OB/XF										25,731																															
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		009100		C		UTILITY		0				PI-1		200.00		200.00		38,831.00		SF				1.00		1.00		1.00		3.50		3.50		135,908																	
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REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 135,908 Market: 0 Agricultural: 0 Common: 135,908 PRINTED 07/30/2025 BY SYS