



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	19	COMMON BRK 60	8810	04	4,658	104.7254	82.73	385,356	1977	1997	0	0	0	28.00	72.00	VALUATION BY																			
Exterior Wall	10	ABOVE AVG 40	1 KENNELS - 0% - 0										Heated Area: 4356										STANDARD												
Roof Structure	04	WOOD TRUSS 100											HX Base Yr										Tax Group: 8												
Roof Cover	03	COMP SHNGL 80																					Tax Dist:												
Roof Cover	12	MODULAR MT 20																					BUILDING MARKET VALUE												
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE												
Interior Floor	13	LVT/LAMNT 100																					TOTAL LAND VALUE - MARKET												
Ceiling	01	FIN.SUSPD 100																					TOTAL MARKET VALUE												
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction												
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE												
Fixtures	20	100																					TOTAL EXEMPTION VALUE												
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE												
Story Height	9	100																					TOTAL JUST VALUE												
RMS	20	100																					NCON VALUE												
Stories	2.	100																					INCOME VALUE												
Units	0	100																					PREVIOUS YEAR MKT VALUE												
BUD8 Adjustme	05	DIST 1A 100																																	
Occupancy	00	NONE 100																																	
Quality	03	Quality Level 03																																	
DOR CODE	1100	STORES, 1 STORY																																	
MAP NUM		MKT AREA																																	
NEIGHBORHOOD/LOC		2001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	552	100	1993	552	32,880																														
BAS	1,370	100	1993	1,370	81,605																														
BAS	72	100	2018	72	4,289																														
BAS	472	100	2018	472	28,115																														
FOP	63	30	1993	19	1,132																														
FOP	192	30	1993	58	3,455																														
FOP	200	30	1993	60	3,574																														
FUS	1,890	100	1993	1,890	112,579																														
STR	72	10	2018	7	417																														
UCP	529	20	2018	106	6,314																														
TOTALS	5,672			4,658	277,456																														
EXTRA FEATURES					1108 OLIVE ST, FERNANDINA BEACH										BLD DATE					LGL DATE					04/04/2025					DC					
															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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	500.00	500.00	100	1977	1977	3	38	190																			
2	0810	CONCRETE A	0	0	18	5	90.00	SF	6.50	6.50	100	2018	2018	3	97	567																			
3	0810	CONCRETE A	0	0	16	18	288.00	SF	6.50	6.50	100	2018	2018	3	97	1,816																			
4	0462	ST/AL FNC	0	0	14	0	84.00	SF	10.00	10.00	100	2018	2018	3	84	706																			
5	0443	STK FNC 6'	0	0	0	0	128.00	LF	10.00	10.00	100	2018	2018	3	78	998																			
6	0424	CL FNC 6'	0	0	0	0	900.00	LF	20.00	20.00	100	2018	2018	3	92	16,560																			
7	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2018	2018	3	92	322																			
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552																			
9	0422	CL FNC 4'	0	0	0	0	68.00	LF	15.00	15.00	100	2018	2018	3	92	938																			
10	0966	FIRE SPRNK	0	0	0	0	4,356.00	SF	3.00	3.00	100	2018	2018	3	97	12,676																			
LAND DESCRIPTION					TOTAL OB/XF										35,325																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	001100	C	STORE 1FLR	0	0006	CI	258.00	230.00	65,340.00	SF		1.00	1.00	0.70	8.00	5.60	365,904																		
2	009530	C	POND	0		CI	172.00	230.00	0.77	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,925																		
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