

LANDSMAN AND DORSCH DPMA PA/
D/B/A AMELIA ISLAND FOOT &, ANKLE ASSOCIATES
FERNANDINA BEACH, FL 32034

00-00-31-1800-0244-10C0



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																	
Exterior Wall	17	CB STUCCO 70								1721	04	3,120	97.2036	157.23	490,558	1948	1985	0	0	25	56.00	19.00	VALUATION BY																
Exterior Wall	16	WD FR STUC 30								1 MDL OFFICE - 0% - 0										Heated Area: 3096										HX Base Yr									
Roof Structur	04	WOOD TRUSS 100																												Tax Group: 2									
Roof Cover	03	COMP SHNGL 100																												Tax Dist:									
Interior Wall	05	DRYWALL 60																												BUILDING MARKET VALUE									
Interior Wall	08	DECORATIVE 40																												TOTAL MARKET OB/XF VALUE									
Interior Floo	14	CARPET 80																												TOTAL MARKET VALUE									
Interior Floo	11	CLAY TILE 20																												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		8 100																												TOTAL EXEMPTION VALUE									
Frame	03	MASONRY 100																												BASE TAXABLE VALUE									
Story Height		9 100																												TOTAL JUST VALUE									
RMS		13 100																												NCON VALUE									
Stories	1.	1. 100																												INCOME VALUE									
Units		0 100																												PREVIOUS YEAR MKT VALUE									
BUD8 Adjustme	02	DIST FB 100																																					
Quapancy	00	OWNERS OCC 100																																					
DOR CODE	1720	MEDICAL OFFICE																																					
MAP NUM		MKT AREA																												01									
NEIGHBORHOOD/LOC	1010.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,440	100	1993	2,440	72,892																																		
BAS	656	100	1999	656	19,597																																		
CAN	80	30	1993	24	717																																		
TOTALS	3,176			3,120	93,206																																		
EXTRA FEATURES					1325 ATLANTIC AV, FERNANDINA BEACH										BLD DATE 11/15/2021					KK					LGL DATE					04/24/2024					TD				
															XF DATE 11/15/2021					KK					LAND DATE														
															INC DATE 05/17/2024					REA					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	0810	CONCRETE A	0	0	8	10			80.00	SF	6.50			6.50	100	1960	1960	3	20		104																		
2	0803	ASPHALT C	0	0	0	0			6,320.00	SF	2.00			2.00	100	1999	1999	3	50		6,320																		
3	0443	STK FNC 6'	0	0	0	0			197.00	LF	10.00			10.00	100	1999	1999	3	20		394																		
4	0825	BRICK	0	0	0	0			358.00	SF	12.50			12.50	100	1999	1999	3	93		4,162																		
5	0819	CONC 12"	0	0	36	6			216.00	SF	9.50			9.50	100	1999	1999	3	75		1,539																		
6	1126	CB/STC 8"	0	0	0	0			594.00	SF	8.00			8.00	100	1999	1999	3	75		3,564																		
7	0810	CONCRETE A	0	0	5	9			45.00	SF	6.50			6.50	100	1999	1999	3	75		219																		
8	0646	LWN SPRK H	0	0	0	0			30.00	UT	2.00			2.00	100	1999	1999	3	21		13																		
9	0648	LIGHTS-AV	0	0	0	0			15.00	UT	140.00			140.00	100	1999	1999	3	20		420																		
10	0402	CONC BUMPE	0	0	0	0			13.00	UT	25.00			25.00	100	1999	1999	3	81		263																		
LAND DESCRIPTION										TOTAL OB/XF										16,998																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	001910	C	MEDICAL OF	0		MU-1			26,144.00	SF		1.00	1.00	1.00	25.00	25.00	653,600																						
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