

BLOCK 269 LOTS 22 & 23
IN OR 1859/1665
CITY OF FDNA BEACH

NASSAU TRUST LLC
39 SEA MARSH RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0269-0220



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		2	
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	10	ABOVE AVG 100		0100	01	1,670	117.0000	117.00	195,390	1900	1990		0	0	0	15.50	84.50	VALUATION BY										STANDARD					
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0														Heated Area: 1620										HX Base Yr					
Roof Cover	03	COMP SHNGL 100		18 45 BAS 1993 45 18 7 UOP 1993 7 18 45 FUS 1993 45 18 7 UOP 1993 7														Tax Group: 2														Tax Dist:	
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE										444,500					
Interior Floor	14	CARPET 80																TOTAL MARKET OB/XF VALUE										9,053					
Interior Floor	12	HARDWOOD 20																TOTAL LAND VALUE - MARKET										325,000					
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE										778,553					
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction										105,168					
Bedrooms		5 100																ASSESSED VALUE										673,385					
Bathrooms		5 100																TOTAL EXEMPTION VALUE										0					
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE										673,385					
Stories	2.	2. 100																TOTAL JUST VALUE										778,553					
Units		0 100																NCON VALUE										0					
BUD8 Adjustme	02	DIST FB 100																INCOME VALUE															
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE										732,481					

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