



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 1																	
Exterior Wall		10	ABOVE AVG 70		0320	22	2,663	322.0628	322.06	857,646	2023	2023	0	0	0	0.23	99.77	VALUATION SUMMARY																
Exterior Wall		20	FACE BRICK 30		1 TOWNHOUSE - 0% - 2025										Heated Area: 2160										HX Base Yr									
Roof Structure		01	FLAT 100												VALUATION BY										STANDARD									
Roof Cover		04	BUILT-UP 100												BUILDING MARKET VALUE										855,673									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										17,430									
Interior Floor		11	CLAY TILE 70												TOTAL LAND VALUE - MARKET										125,000									
Interior Floor		14	CARPET 30												TOTAL MARKET VALUE										998,103									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										0									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										998,103									
Bedrooms		3	100												TOTAL EXEMPTION VALUE										0									
Bathrooms		2.5	100												BASE TAXABLE VALUE										998,103									
Frame		03	MASONRY 100												TOTAL JUST VALUE										998,103									
Stories		2.	100		NCON VALUE										0																			
Units		0	100		INCOME VALUE										0																			
					PREVIOUS YEAR MKT VALUE										957,351																			
Quality		01	Quality Level 01																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1010.0400																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	868	100	2024	868	278,905																													
FGR	440	55	2024	242	77,760																													
FOP	12	30	2024	4	1,285																													
FUS	24	100	2024	24	7,711																													
FUS	1,268	100	2024	1,268	407,433																													
STR	52	10	2024	5	1,606																													
STR	64	10	2024	6	1,928																													
UOP	1,232	20	2024	246	79,045																													
TOTALS					3,960			2,663	855,673																									
EXTRA FEATURES					211 BEECH ST, FERNANDINA BEACH										BLD DATE					LGL DATE					03/25/2024					MLU				
															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	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200																		
2	0855	CONC PAVER	0	0	0	0	238.00	SF	10.00	10.00	100	2024	2023		100	2,380																		
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		97	4,850																		