



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		10	ABOVE AVG 70		0320	22	2,688	311.0723	311.07	836,156	2023	2023	0	0	0	0.23	99.77	VALUATION BY		STANDARD														
Exterior Wall		20	FACE BRICK 30		1 TOWNHOUSE - 0% - 2025										Heated Area: 2193					HX Base Yr					Tax Group: 2		Tax Dist:							
Roof Structure		01	FLAT 100												BUILDING MARKET VALUE										834,233									
Roof Cover		04	BUILT-UP 100												TOTAL MARKET OB/XF VALUE										11,990									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										125,000									
Interior Floor		13	LVT/LAMNT 70												TOTAL MARKET VALUE										971,223									
Interior Floor		11	CLAY TILE 30												SOH/AGL Deduction										0									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										971,223									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										0									
Bedrooms		3	100												BASE TAXABLE VALUE										971,223									
Bathrooms		2.5	100												TOTAL JUST VALUE										971,223									
Frame		03	MASONRY 100												NCON VALUE										0									
Stories		2.	100												INCOME VALUE																			
Units		0	100												PREVIOUS YEAR MKT VALUE										931,348									
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	1,085	100	2024	1,085	336,735																													
FDG	484	60	2024	290	90,003																													
FOP	15	30	2024	4	1,241																													
FUS	60	100	2024	60	18,621																													
FUS	1,048	100	2024	1,048	325,251																													
STR	68	10	2024	7	2,172																													
UOP	972	20	2024	194	60,209																													
TOTALS		3,732			2,688	834,233																												
EXTRA FEATURES					153 S 3RD ST, FERNANDINA BEACH										BLD DATE					LGL DATE					03/22/2024 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	179.00	SF	10.00	10.00	100	2024	2023		100	1,790																		