



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	2,632	322.0628	322.06	847,662	2019	2019	0	0	0	2.53	97.47	VALUATION BY		STANDARD														
Exterior Wall	20	FACE BRICK 30		1 TOWNHOUSE - 0% - 0										Heated Area: 2126										HX Base Yr									
Roof Structure	01	FLAT 100																															
Roof Cover	04	BUILT-UP 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	11	CLAY TILE 70																															
Interior Floor	14	CARPET 30																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms	3	100																															
Bathrooms	2.5	100																															
Frame	03	MASONRY 100																															
Stories	2.	100																															
Units	0	100																															
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	1,070	100	2019	1,070	335,886																												
FDG	484	60	2019	290	91,034																												
FOP	30	30	2019	9	2,826																												
FUS	1,056	100	2019	1,056	331,491																												
STP	10	10	2019	1	314																												
STR	44	10	2019	4	1,255																												
UOP	1,012	20	2019	202	63,410																												
TOTALS	3,706			2,632	826,216																												
EXTRA FEATURES						123 S 3RD 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	0855	CONC PAVER	0	0	0	0	32.00	SF	10.00	10.00	100	2019	2019	3	97	310																	
2	0855	CONC PAVER	0	0	0	0	54.00	SF	10.00	10.00	100	2019	2019	3	97	524																	
3	0855	CONC PAVER	0	0	0	0	110.00	SF	10.00	10.00	100	2019	2019	3	97	1,067																	
4	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2019		100	10,200																	