



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																	
																						STANDARD																	
DOR CODE																				0000 VACANT																			
MAP NUM																				MKT AREA 10																			
NEIGHBORHOOD/LOC																				10001.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																VALUATION BY																		
																					Tax Group: 5 Tax Dist:																		
																					BUILDING MARKET VALUE																		
																					TOTAL MARKET OB/XF VALUE																		
																					TOTAL LAND VALUE - MARKET																		
																					TOTAL MARKET VALUE																		
																					SOH/AGL Deduction																		
																					ASSESSED VALUE																		
																					TOTAL EXEMPTION VALUE																		
																					BASE TAXABLE VALUE																		
																					TOTAL JUST VALUE																		
																					NCON VALUE																		
																					INCOME VALUE																		
																					PREVIOUS YEAR MKT VALUE																		
TOTALS																																							
EXTRA FEATURES										BEACH WALKER RD, FERNANDINA BEACH										SALES DATA																			
										BLD DATE										LGL DATE																			
										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																							
										TOTAL OB/XF										0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000100	C	RES	0		RG-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	500,000.00	500,000.00	500,000																						
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS																																							