

CITY OF FERNANDINA BEACH
204 ASH STREET
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																												
CONSTRUCTION										VALUATION SUMMARY										PAGE 5 of 14																												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																										
Exterior Wall	25	MOD METAL 100								2803	06	6,600	78.5376	34.36	226,776	1988	1988		0	0	0	45.00	55.00	VALUATION BY																								
Roof Structur	10	STEEL FRME 100								5 AIR HANGAR - 0% - 0														Heated Area: 6600								HX Base Yr								STANDARD								
Roof Cover	12	MODULAR MT 100																														Tax Group: 2								Tax Dist:								
Interior Wall	07	NONE 100																														BUILDING MARKET VALUE								6,602,945								
Interior Floo	03	CONC FINSH 100																														TOTAL MARKET OB/XF VALUE								874,926								
Ceiling	04	NONE 100																														TOTAL LAND VALUE - MARKET								38,546,250								
Air Condition	01	NONE 100																														TOTAL MARKET VALUE								46,024,121								
Heating Type	01	NONE 100																														SOH/AGL Deduction								24,861,967								
Plumbing		0 100																														ASSESSED VALUE								21,162,154								
Frame	05	STEEL 100																														TOTAL EXEMPTION VALUE								04 21,162,154								
Story Height		12 100																														BASE TAXABLE VALUE								0								
RMS		8 100																														TOTAL JUST VALUE								46,024,121								
Stories	1.	1. 100																														NCON VALUE								2,144,374								
Class	00	. 100																														INCOME VALUE																
Units		0 100																														PREVIOUS YEAR MKT VALUE								43,952,910								
Occupancy	00	NONE 100																																														
Quality		03	Quality Level 03																																													
DOR CODE		8900	MUNICIPAL																																													
MAP NUM			MKT AREA																																						01							
NEIGHBORHOOD/LOC		1010.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	6,600	100	1993	6,600	124,727																																											
TOTALS		6,600			6,600	124,727																																										
EXTRA FEATURES						700 AIRPORT RD, FERNANDINA BEACH														BLD DATE		10/21/2024		KW		LGL DATE																						
																				XF DATE		05/31/2022		KK		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																															
41	0422	CL FNC 4'	0	0	0	0	57.00	LF	15.00	15.00	100	2005	2005	3	64	547																																
42	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192																																
43	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2005	2005	3	64	576																																
44	0430	CL FNC 6B	0	0	0	0	208.00	LF	9.70	9.70	100	2001	2001	3	52	1,049																																
45	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2001	2001	3	52	312																																
46	0424	CL FNC 6'	0	0	0	0	48.00	LF	20.00	20.00	100	2001	2001	3	52	499																																
47	2520	FIELD LGHT	0	0	0	0	6.00	UT	22,500.00	22,500.00	100	2017	2017	3	74	99,900																																
48	0803	ASPHALT C	0	0	0	0	38,080.00	SF	2.00	2.00	100	1987	1987	3	50	38,080																																
49	0812	CONCRETE C	0	0	0	0	2,312.00	SF	4.00	4.00	100	1992	1992	3	62	5,734																																
50	0803	ASPHALT C	0	0	0	0	25,701.00	SF	2.00	2.00	100	1997	1997	3	50	25,701																																
LAND DESCRIPTION										TOTAL OB/XF										172,590																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																								
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