

**CITY OF FERNANDINA BEACH/
204 ASH STREET
FERNANDINA BEACH, FL 32034**

06-2N-28-0000-0001-007L

[illegible]

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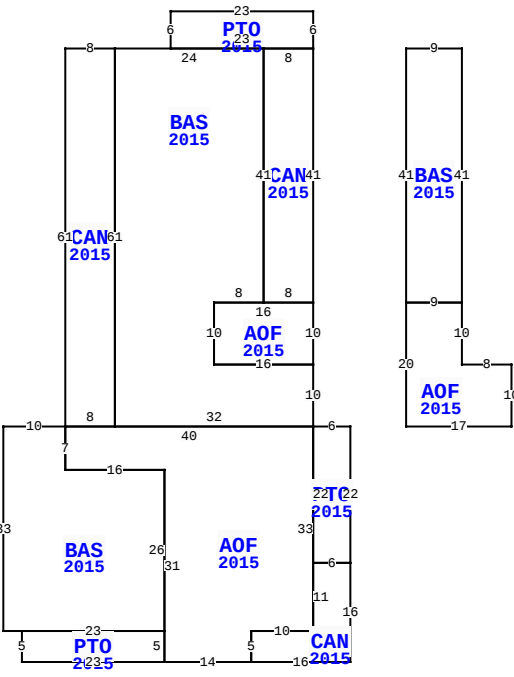


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT		CD	CONSTRUCTION							VALUATION SUMMARY										PAGE 3 of 4		2																																
Exterior Wall		15	CONC BLOCK 60							8600	MDL	06	5,872	TOT ADJ PTS	143.9255	EFF. BASE RATE	37.42	REPL. COST NEW	219,730	AYB	2015	EYB	2015	ECON	0	FNCT	0	NORM	0 18.00	% COND	82.00	VALUATION BY		STANDARD																				
Exterior Wall		11	BD/BTN AVG 40							5 BARNS - 0% - 0										Heated Area: 4578										HX Base Yr																								
Roof Structure		04	WOOD TRUSS 100																	BUILDING MARKET VALUE										934,822																								
Roof Cover		11	SLATE 100																	TOTAL MARKET OB/XF VALUE										207,747																								
Interior Wall		01	MINIMUM 90																	TOTAL LAND VALUE - MARKET										480,900																								
Interior Wall		05	DRYWALL 10																	TOTAL MARKET VALUE										1,623,469																								
Interior Floo		03	CONC FINSH 80																	SOH/AGL Deduction										155,134																								
Interior Floo		09	PINE WOOD 20																	ASSESSED VALUE										1,468,335																								
Ceiling		02	F.NOT SUS 100																	TOTAL EXEMPTION VALUE										04 1,468,335																								
Air Condition		01	NONE 100																	BASE TAXABLE VALUE										0																								
Heating Type		03	FORCED AIR 100																	TOTAL JUST VALUE										1,623,469																								
Plumbing		64	100																	NCON VALUE										0																								
Frame		03	MASONRY 100							INCOME VALUE																																												
Story Height		8	100							PREVIOUS YEAR MKT VALUE										1,376,376																																		
RMS		5	100																																																			
Stories		1.5	100																																																			
Class		00	. 100																																																			
Units		0	100																																																			
Quality		00	ONE Level 05																																																			
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																																																	
AOF	162	185	2015	300	9,205																																																	
AOF	720	185	2015	1,332	40,871																																																	
BAS	504	100	2015	504	15,465																																																	
BAS	504	100	2015	504	15,465																																																	
BAS	1,344	100	2015	1,344	41,239																																																	
BAS	1,344	100	2015	1,344	41,239																																																	
CAN	448	30	2015	134	4,111																																																	
CAN	448	30	2015	134	4,111																																																	
CAN	448	30	2015	134	4,111																																																	
CAN	448	30	2015	134	4,111																																																	
TOTALS	6,528			5,872	180,179	** This building has 12 Sub-Areas										03/07/2019 KK										03/06/2025 DC																												
EXTRA FEATURES					639 AIRPORT RD, FERNANDINA BEACH										BLD DATE										03/07/2019										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																																					
21	0462	ST/AL FNC	0	0	0	0	6,528.00	SF	10.00	10.00	100	2015	2015	3	75	48,960																																						
22	0966	FIRE SPRNK	0	0	0	0	4,935.00	SF	3.00	3.00	100	2015	2015	3	95	14,065																																						
23	0976	DECORATIVE	0	0	0	0	4.00	UT	125.00	125.00	100	2015	2015	3	87	435																																						
24	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2015	2015	3	65	520																																						
25	1123	CB 8"	0	0	38	0	190.00	SF	6.15	6.15	100	2015	2015	3	95	1,110																																						
26	0462	ST/AL FNC	0	0	0	0	1,992.00	SF	10.00	10.00	100	2015	2015	3	75	14,940																																						
27	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2015	2015	3	65	260																																						
28	0400	CONC CURB	0	0	0	0	127.00	LF	15.00	15.00	100	2015	2015	3	96	1,829																																						
29	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2015	2015	3	96	72																																						
30	0810	CONCRETE A	0	0	47	20	940.00	SF	6.50	6.50	100	2015	2015	3	95	5,805																																						
LAND DESCRIPTION										TOTAL OB/XF										87,996																																		
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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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 4																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	15	CONC BLOCK 70								8600	06	5,466	151.9758	39.51	215,962	2015	2015	0	0	0	18.00	82.00																	
Exterior Wall	11	BD/BTN AVG 30								6 BARNS - 0% - 0										Heated Area: 3973										HX Base Yr									
Roof Structure	04	WOOD TRUSS 100																																					
Roof Cover	11	SLATE 100																																					
Interior Wall	01	MINIMUM 100																																					
Interior Floor	03	CONC FINSH 90																																					
Interior Floor	09	PINE WOOD 10																																					
Ceiling	02	F.NOT SUS 100																																					
Air Condition	01	NONE 100																																					
Heating Type	03	FORCED AIR 100																																					
Plumbing	35	100																																					
Frame	03	MASONRY 100																																					
Story Height	10	100																																					
RMS	7	100																																					
Stories	1.5	1.5 100																																					
Class	00	. 100																																					
Units	0	0 100																																					
Occupancy	00	NONE 100																																					
Quality	05	Quality Level 05																																					
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																																		
AOF	160	185	2015	296	9,590																																		
AOF	260	185	2015	481	15,583																																		
AOF	974	185	2015	1,802	58,382																																		
BAS	369	100	2015	369	11,955																																		
BAS	746	100	2015	746	24,169																																		
BAS	1,464	100	2015	1,464	47,431																																		
CAN	146	30	2015	44	1,425																																		
CAN	328	30	2015	98	3,175																																		
CAN	488	30	2015	146	4,730																																		
PTO	115	5	2015	6	194																																		
TOTALS	5,320			5,466	177,089																																		
EXTRA FEATURES					639 AIRPORT RD, FERNANDINA BEACH																																		
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																						
31	0423	CL FNC 5'	0	0	348	0	348.00	LF	7.88	7.88	100	2015	2015	3	87	2,385																							
32	0424	CL FNC 6'	0	0	405	0	405.00	LF	23.00	23.00	100	2015	2015	3	87	8,104																							
33	0463	FENCE GATE	0	0	0	0	11.00	UT	345.00	345.00	100	2015	2015	3	87	3,302																							
34	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2015	2015	3	87	783																							
35	0475	VF 4 SBPL	0	0	51	0	51.00	LF	14.00	14.00	100	2015	2015	3	87	621																							
36	0855	CONC PAVER	0	0	0	0	446.00	SF	10.00	10.00	100	2015	2015	3	95	4,237																							
37	0648	LIGHTS-AV	0	0	0	0	3.00	UT	140.00	140.00	100	2015	2015	3	65	273																							
38	1134	LANDSCP BL	0	0	0	0	43.00	SF	3.00	3.00	100	2015	2015	3	98	126																							
39	0881	FOUNTAIN	0	0	0	0	1.00	UT	600.00	600.00	100	2015	2015	3	100	600																							
LAND DESCRIPTION										TOTAL OB/XF										20,431																			
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															