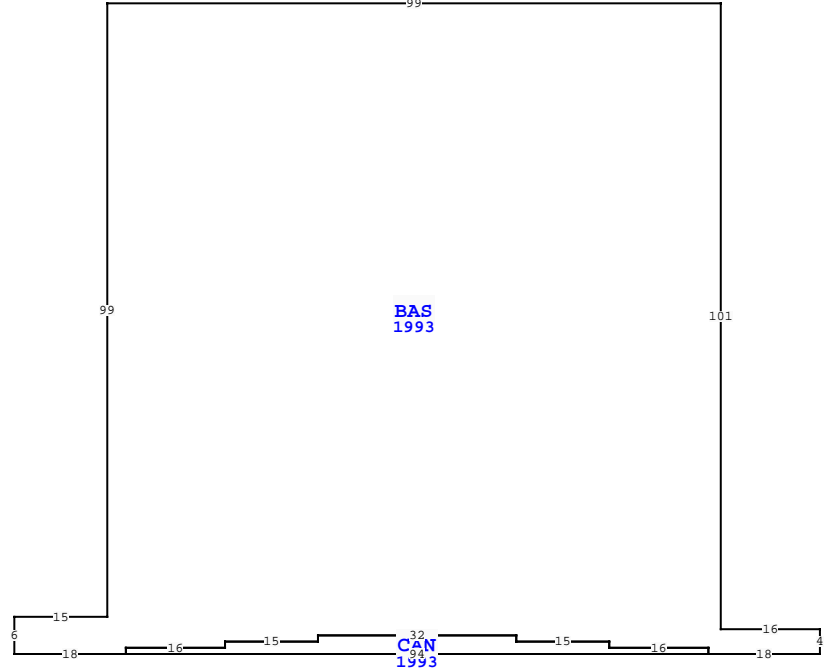


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		9	100
Frame	05	STEEL	100
Story Height		25	100
RMS		1	100
Stories	1.	1.	100
Class	00	.	100
Units		0	100
Occupancy	00	OWNER OCC	100
Quality	03	Quality Level 03	
DOR CODE	9000	LEASEHOLD INTEREST	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	10,361	100	1993
CAN	188	30	1993
TOTALS	10,549		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2803	06	10,417	109.6914	47.99	499,912	1990	1990		0	0	42.50	57.50
1 AIR HANGAR - 0% - 0 Heated Area: 10361 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			287,449
TOTAL MARKET OB/XF VALUE			851
TOTAL LAND VALUE - MARKET			79,108
TOTAL MARKET VALUE			367,408
SOH/AGL Deduction			0
ASSESSED VALUE			367,408
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			367,408
TOTAL JUST VALUE			367,408
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220304	INTERIOR REMODEL		07/06/2023
20091290	H/AC	4,200	09/23/2009
20080470	ELEC OTHER	0	03/25/2008
20080383	OTHER	5,000	03/12/2008
20080168	NEW CONSTR	436,642	02/06/2008
20080168	ADDITION	436,642	02/06/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

EXTRA FEATURES		602 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
1	0978	SECURTY LT	0	0	0	7.00	UT	450.00	450.00	100	1990	1990	3	27	851	

BLD DATE		02/21/2025	KWA	LGL DATE		04/23/2025	DC
XF DATE				LAND DATE			
INC DATE				AG DATE			

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1993] W99 S99 W15 S6 E18 CAN=[YR=1993] E94 N1 W16 N1 W15 N1 W32 S1 W15 S1 W16 S1\$ N1 E16 N1 E15 N1 E32 S1 E15 S1 E16 S1 E18 N4 W16 N101 \$.	

LAND DESCRIPTION		TOTAL OB/XF															851							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002000	C	AIRPORT	0		IA	0.00	0.00	19,777.00	SF		1.00	1.00	1.00	4.00	4.00	79,108							