



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	4,284	100	2016	4,284	140,883
CAN	21	30	2016	6	197
CAN	84	30	2016	25	823
FST	45	70	2016	32	1,052
GOF	579	210	2016	1,216	39,990
PTO	63	5	2016	3	99
STR	90	10	2016	9	296
TOTALS	5,166			5,575	183,340

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	
2	0856	POROUS CC	0	0	42	3	126.00	SF	2.50	2.50	
3	0856	POROUS CC	0	0	0	0	2,660.00	SF	2.50	2.50	
4	0812	CONCRETE C	0	0	0	0	2,193.00	SF	4.00	4.00	
5	0810	CONCRETE A	0	0	0	0	293.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	008900	C	MUNICIPAL	0	0006	I-1	0.00	0.00	15,675.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4807	06	5,575	102.6854	46.98	261,914	2016	2016	0	0	0	30.00
3 PREFAB MTL - 0% - 0											
Heated Area: 4863											
HX Base Yr											
671 AIRPORT RD, FERNANDINA BEACH											
BLD DATE 12/01/2016, XF DATE 02/03/2022, INC DATE, LGL DATE, LAND DATE, AG DATE, 03/06/2025, DC											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		183,340	
TOTAL MARKET OB/XF VALUE		17,039	
TOTAL LAND VALUE - MARKET		62,700	
TOTAL MARKET VALUE		263,079	
SOH/AGL Deduction		0	
ASSESSED VALUE		263,079	
TOTAL EXEMPTION VALUE		04	263,079
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		263,079	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,235	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170414	H/AC	6,000	02/13/2017
20161760	CO ISSUED -GARAGE	556,040	06/27/2016

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W42 S102 CAN=[YR=2016] S3 PTO=[YR=2016] S1 E42 N4 W6 CAN=[YR=2016] W7 S3 E7 N3\$ S3 W7 N3 W1 S3 W2\$ E28 N3 W2\$ E42 N102\$ PTR= E20 GOF=[YR=2016] E27 STR=[YR=2016] E15 S8 FST=[YR=2016] S9 W5 N9 E5\$ W5 N3 W10 N5\$ S5 E10 S12 W37 N17\$ W20\$.											

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1	008900	C	MUNICIPAL	0	0006	I-1	0.00	0.00	15,675.00	SF	1.00