

STATE OF FLORIDA TITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 14		2																	
ELEMENT		CD		CONSTRUCTION						TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY															
Exterior Wall		19		COMMON BRK 100						8901		04		71,375		68.1100		116.81		8,337,314		1900		1900		0		0		0 50.00		50.00		VALUATION BY										STANDARD					
Roof Structur		01		FLAT 100						1		GOVT BLDG		- 0%		- 0				Heated Area: 70250														Tax Group: 2										Tax Dist:					
Roof Cover		04		BUILT-UP 100																														BUILDING MARKET VALUE										5,924,259					
Interior Wall		07		NONE 100																														TOTAL MARKET OB/XF VALUE										14,213					
Interior Floo		01		NONE 100																														TOTAL LAND VALUE - MARKET										7,807,500					
Ceiling		01		FIN.SUSPD 100																														TOTAL MARKET VALUE										13,745,972					
Air Condition		01		NONE 100																														SOH/AGL Deduction										2,266,900					
Heating Type		01		NONE 100																														ASSESSED VALUE										11,479,072					
Fixtures				0 100																														TOTAL EXEMPTION VALUE										07		11,479,072			
Frame		01		TYP WD 100																														BASE TAXABLE VALUE										0					
Story Height				30 100																														TOTAL JUST VALUE										13,745,972					
RMS				1 100																														NCON VALUE										0					
Stories		0		0 100																														INCOME VALUE															
Units				0 100																														PREVIOUS YEAR MKT VALUE										13,720,759					
BUD8 Adjustme		02		DIST FB 100																																													
Occupancy		00		NONE 100																																													
Quality		03		Quality Level 03																																													
DOR CODE		8700		STATE																																													
MAP NUM				MKT AREA																														01															
NEIGHBORHOOD/LOC		1001.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		257		100		1993		257		15,010																																							
BAS		9,999		100		1993		9,999		583,992																																							
BAS		9,999		100		1993		9,999		583,992																																							
BAS		9,999		100		1993		9,999		583,992																																							
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BAS		9,999		100		1993		9,999		583,992																																							
BAS		9,999		100		1993		9,999		583,992																																							
CAN		3,750		30		1993		1,125		65,706																																							
TOTALS		74,000						71,375		4,168,657																																							
EXTRA FEATURES										2601 ATLANTIC AVE, 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		0812		CONCRETE C				0 0		0 0		5,160.00		SF 4.00				4.00		100		1980		1980		3		30		6,192																			
2		0940		SHEDS/PORT				0 0		0 0		100.00		SF 30.00				30.00		100		1980		1980		3		20		600																			
3		0940		SHEDS/PORT				0 0		0 0		256.00		SF 30.00				30.00		100		1980		1980		3		20		1,536																			
4		0911		SCRN RM A				0 0		0 0		10.00		SF 17.50				17.50		100		1980		1980		3		20		35																			
5		0940		SHEDS/PORT				0 0		0 0		35.00		SF 30.00				30.00		100		1980		1980		3		20		210																			
6		0940		SHEDS/PORT				0 0		0 0		100.00		SF 30.00				30.00		100		1980		1980		3		20		600																			
7		0940		SHEDS/PORT				0 0		0 0		352.00		SF 30.00				30.00		100		1980		1980		3		20		2,112																			
8		0940		SHEDS/PORT				0 0		0 0		49.00		SF 30.00				30.00		100		1980		1980		3		20		294																			
9		0350		CARPORT WD				0 0		0 0		900.00		SF 13.00				13.00		100		1980		1980		3		20		2,340																			
10		0940		SHEDS/PORT				0 0		0 0		49.00		SF 30.00				30.00		100		1980		1980		3		20		294																			
LAND DESCRIPTION										TOTAL OB/XF																																							
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		008700		C		STATE		0				REC		0.00		0.00		347.00		AC				1.00		1.00		1.00		22,500.00		22,500.00		7,807,500															

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