



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT										CONSTRUCTION										VALUATION SUMMARY											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY Tax Group: 8 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 3,465 TOTAL LAND VALUE - MARKET 75,000 TOTAL MARKET VALUE 78,465 SOH/AGL Deduction 29,577 ASSESSED VALUE 48,888 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 48,888 TOTAL JUST VALUE 78,465 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 78,619											
DOR CODE 0001 VAC W/XFOB										MAP NUM										MKT AREA 03											
NEIGHBORHOOD/LOC 3026.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										STEWART AV, FERNANDINA BEACH										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
EXTRA FEATURES																				SALES DATA											
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	OFF RECORD Number 1954/0040 DATE 12/19/2014 TYPE INST SW Q V I RSN CD 05 SALE PRICE 625,000 GRANTOR: W L JENKINS COMPANY GRANTEE: MARTEX SERVICES INC 1788/1251 4/16/2012 WD Q I 02 21,000 GRANTOR: DARLINGTON IRA & GERR GRANTEE: W L JENKINS COMPANY														
1	0424	CL FNC 6'	0	0	0	50.00	LF	10.00	10.00	100	1994	1994	3	30	150		BUILDING NOTES BUILDING DIMENSIONS														
2	0467	FNC GT 25'	0	0	0	1.00	UT	350.00	350.00	100	1994	1994	3	30	105																
3	0424	CL FNC 6'	0	0	0	103.00	LF	20.00	20.00	100	1994	1994	3	30	618																
4	0681	POLE SHED	0	0	20	32	SF	15.00	15.00	100	2000	2000	3	27	2,592																
																				TOTAL OB/XF 3,465											
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	001001	C	V CM/XFOBT	0	0007	RSF-2	50.00	95.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000														
REVIEW DATE 08/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																															