

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2												
Exterior Wall	15	CONC BLOCK 100	4803	06	384	71.5226	32.72	12,564	1958	1958	0	0	0	80.00	20.00	VALUATION SUMMARY												
Roof Structur	01	FLAT 100	1 STOR WAREH - 0% - 0										Heated Area: 372			STANDARD												
Roof Cover	04	BUILT-UP 100											HX Base Yr			Tax Group: 2												
Interior Wall	01	MINIMUM 100														Tax Dist:												
Interior Floo	03	CONC FINSH 100														BUILDING MARKET VALUE												
Ceiling	02	F.NOT SUS 100														TOTAL MARKET OB/XF VALUE												
Air Condition	01	NONE 100														TOTAL LAND VALUE - MARKET												
Heating Type	01	NONE 100														TOTAL MARKET VALUE												
Plumbing		0 100														SOH/AGL Deduction												
Frame	03	MASONRY 100														ASSESSED VALUE												
Story Height		10 100														TOTAL EXEMPTION VALUE												
RMS		1 100														BASE TAXABLE VALUE												
Stories	1.	1. 100														TOTAL JUST VALUE												
Class	00	. 100														NCON VALUE												
Units		0 100														INCOME VALUE												
BUD8 Adjustme	02	DIST FB 100														PREVIOUS YEAR MKT VALUE												
Occupancy	00	NONE 100																										
Quality	03	Quality Level 03																										
DOR CODE	8900	MUNICIPAL																										
MAP NUM		MKT AREA																										
NEIGHBORHOOD/LOC	1042.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	372	100	1993	372	2,434																							
CAN	40	30	1994	12	79																							
TOTALS	412			384	2,513																							
EXTRA FEATURES						2884 CLEVELAND 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	1,098.00	SF	4.00	4.00	100	2010	2010	3	90	3,953												
2	0810	CONCRETE A	0	0	31	8	248.00	SF	6.50	6.50	100	2000	2000	3	77	1,241												