



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 70								2800	01	2,955	92.0260	119.63	353,507	1949	1965	0	0	0	26.94	73.06																	
Exterior Wall	20	FACE BRICK 30								1 TRI PLEX - 0% - 0										Heated Area: 2846										HX Base Yr									
Roof Structure	02	SHED 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	04	PLYWOOD 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	08	SHT VINYL 20																																					
Air Condition	02	WINDOW 100																																					
Heating Type	02	CONVECTION 100																																					
Bedrooms	4	100																																					
Bathrooms	4	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	2.	2. 100																																					
Units	0	100																																					
BUD8 Adjustme	02	DIST FB 100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		0800	MULTI-FAMILY																																				
MAP NUM			MKT AREA								01																												
NEIGHBORHOOD/LOC		1042.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
APT	392	100	1993	392	34,261																																		
APT	871	100	1993	871	76,127																																		
BAS	504	100	1993	504	44,051																																		
DCK	447	10	1994	45	3,933																																		
HXB	1,079	100	1993	1,079	94,307																																		
PTO	500	5	1993	25	2,185																																		
STP	24	10	1993	2	175																																		
STR	28	10	1994	3	262																																		
STR	44	10	1994	4	350																																		
UOP	48	20	1994	10	874																																		
TOTALS	4,035			2,955	258,272																																		
EXTRA FEATURES						1680 1ST AVE AB&C, FERNANDINA BEACH										BLD DATE				LGL DATE				05/08/2024				MLU											
																XF DATE				LAND DATE																			
																INC DATE				AG DATE																			
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	0810	CONCRETE A	0	0	0	0	417.00	SF	6.50	6.50	100	1950	1950	3	20	542																							
2	0810	CONCRETE A	0	0	0	0	381.00	SF	6.50	6.50	100	1993	1993	3	64	1,585																							
3	0510	GARAGE WD-	0	0	19	12	228.00	SF	35.00	35.00	100	1993	1993	3	20	1,596																							