

[illegible]

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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	VALUATION SUMMARY																																																
Exterior Wall	26	AL SIDING 80	0820	02	1,826	73.5000	58.80	107,369	1986	1996	0	0	0	70.00	30.00	VALUATION BY STANDARD																																															
Exterior Wall	10	ABOVE AVG 20	3 M/H 93- - 0% - 0													Heated Area: 1465 HX Base Yr																																															
Roof Structur	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:																																															
Roof Cover	02	ROLL COMP 80														BUILDING MARKET VALUE 117,163																																															
Roof Cover	01	MINIMUM 20														TOTAL MARKET OB/XF VALUE 27,683																																															
Interior Wall	04	PLYWOOD 50														TOTAL LAND VALUE - MARKET 520,000																																															
Interior Wall	05	DRYWALL 50														TOTAL MARKET VALUE 664,846																																															
Interior Floo	08	SHT VINYL 100														SOH/AGL Deduction 50,710																																															
Air Condition	03	CENTRAL 100														ASSESSED VALUE 614,136																																															
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 13 565,144																																															
Bedrooms		2 100														BASE TAXABLE VALUE 48,992																																															
Bathrooms		2 100														TOTAL JUST VALUE 664,846																																															
Frame	02	WOOD FRAME 100	NCON VALUE 0																																																												
Stories	1.	1. 100	INCOME VALUE																																																												
Units		0 100	PREVIOUS YEAR MKT VALUE 174,393																																																												
Quality		02	Quality Level 02																																																												
DOR CODE		0200 MOBILE HOME																																																													
MAP NUM		MKT AREA												04																																																	
NEIGHBORHOOD/LOC		4005.00																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																										
BAS	681	100	2017	681	12,013																																																										
BAS	784	100	2017	784	13,830																																																										
UCP	228	20	2017	46	812																																																										
UGR	380	45	2017	171	3,017																																																										
UOP	96	25	2017	24	423																																																										
USP	240	50	2017	120	2,117																																																										
TOTALS	2,409			1,826	32,211																																																										
EXTRA FEATURES						474296 SR 200, 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																																															
																		BLD DATE										LGL DATE																																			
																		XF DATE										LAND DATE																																			
																		INC DATE										AG DATE																																			
																												05/09/2025 MLU																																			
																																				BUILDING NOTES																											
																																																						BUILDING DIMENSIONS									
																																																						BAS=[YR=2017] N14 W56 S14 E56\$ BAS=[YR=2017] W37									
																																																						UGR=[YR=2017] W19 S20 UCP=[YR=2017] S12 E19 USP=[YR=2017]									
																																																						S1 E20 N12 W8 UOP=[YR=2017] N8 W12 S8 E12\$ W12 S11\$ N12 W19\$									
																																				E19 N20 \$ S13 E12 S8 E25 N21\$.																											
LAND DESCRIPTION																		TOTAL OB/XF 0																																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																							
REVIEW DATE 05/30/2022 BY KWA Total Acres: 3.96 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS																																																															