

DAVID MENZ INVESTMENTS LLC
2742 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										6
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		30		VINYL 100		0800		02		1,560		126.7200		107.71		168,028		2012		2015		0		0		0 25.00		75.00		VALUATION BY					STANDARD					
Roof Structur		03		GABLE/HIP 100		1		M/H		94+ - 0%		2024				Heated Area: 1560														Tax Group: 6					Tax Dist:					
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					126,021					
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					0					
Interior Floo		08		SHT VINYL 70																										TOTAL LAND VALUE - MARKET					50,000					
Interior Floo		14		CARPET 30																										TOTAL MARKET VALUE					176,021					
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					22,737					
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					153,284					
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					0					
Bathrooms				2 100																										BASE TAXABLE VALUE					153,284					
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					176,021					
Stories		1.		1. 100																										NCON VALUE					0					
Units				0 100																										INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					139,349					