



| 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  |    |             |  |         |  |                |  |          |  |          |  |  |  |  |  |
|  |                  |                       |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                   |                     |                             |      |                                |        | VALUATION BY STANDARD<br>Tax Group: 4 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 100<br>TOTAL MARKET VALUE 100<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 100<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 100<br>TOTAL JUST VALUE 100<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 100 |    |             |  |         |  |                |  |          |  |          |  |  |  |  |  |
| DOR CODE   |                  | 0005 COMMON S/D LANDS |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                   |                     |                             |      | PERMIT NUM                     |        |  |    | DESCRIPTION |  |         |  | AMT            |  | ISSUED   |  |          |  |  |  |  |  |
| MAP NUM  |                  | MKT AREA              |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                   |                     |                             |      |                                |        |  |    |             |  |         |  |                |  |          |  |          |  |  |  |  |  |
| NEIGHBORHOOD/LOC   |                  | 4068.100              |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                   |                     |                             |      | SALES DATA                     |        |  |    |             |  |         |  |                |  |          |  |          |  |  |  |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE           | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |       |                |                    |         |             |             |                |                 | OFF RECORD Number | DATE                | TYPE INST                   | Q U  | V I                            | RSN CD | SALE PRICE   |    |             |  |         |  |                |  |          |  |          |  |  |  |  |  |
|  |                  |                       |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 | 2800/73           | 7/10/2025           | QC                          | U    | V                              | 11     | 100  |    |             |  |         |  |                |  |          |  |          |  |  |  |  |  |
| TOTALS   |                  |                       |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                   |                     |                             |      | COLLEGE PKWY, FERNANDINA BEACH |        |  |    |             |  |         |  |                |  | BLD DATE |  | LGL DATE |  |  |  |  |  |
| EXTRA FEATURES   |                  |                       |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                   |                     |                             |      | XF DATE                        |        | LAND DATE  |    | INC DATE    |  | AG DATE |  | BUILDING NOTES |  |          |  |          |  |  |  |  |  |
| 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             | BUILDING DIMENSIONS |                             |      |                                |        |  |    |             |  |         |  |                |  |          |  |          |  |  |  |  |  |
|  |                  |                       |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                   |                     |                             |      |                                |        |  |    |             |  |         |  |                |  |          |  |          |  |  |  |  |  |
| 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     | DPTH FACT   | % COND      | TOT ADJ        | UNIT PRICE      | ADJ UNIT PRICE    | LAND VALUE          | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                        | DECL   | FRZ  | YR | CONSRV      |  |         |  |                |  |          |  |          |  |  |  |  |  |
| 1  | 000005           | C                     | COMMON S/D L         | 0            |                      | PUD      | 0.00  | 0.00  | 1.00           | UT                 |         | 1.00        | 1.00        | 1.00           | 100.00          | 100.00            | 100                 |                             |      |                                |        |  |    |             |  |         |  |                |  |          |  |          |  |  |  |  |  |
| REVIEW DATE 05/15/2020 BY HG Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS |                  |                       |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                   |                     |                             |      |                                |        |  |    |             |  |         |  |                |  |          |  |          |  |  |  |  |  |