



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 2										
Exterior Wall	25	MOD METAL 100	1701	04	4,001	126.6864	189.08	756,509	1984	1984	0	0	0	62.00	38.00	VALUATION BY									
Roof Structur	10	STEEL FRME 100	1 OFFICE 0% - 0													STANDARD									
Roof Cover	12	MODULAR MT 100	Heated Area: 2953													Tax Group: 8									
Interior Wall	05	DRYWALL 100	HX Base Yr													Tax Dist:									
Interior Floo	14	CARPET 70														BUILDING MARKET VALUE 287,473									
Interior Floo	15	HARDTILE 30														TOTAL MARKET OB/XF VALUE 22,294									
Ceiling	01	FIN.SUSPD 100														TOTAL LAND VALUE - MARKET 329,230									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 638,997									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 0									
Fixtures	05	8 100														ASSESSED VALUE 638,997									
Frame	05	STEEL 100														TOTAL EXEMPTION VALUE 0									
Story Height		15 100														BASE TAXABLE VALUE 638,997									
RMS		21 100														TOTAL JUST VALUE 638,997									
Stories	1.	1. 100														NCON VALUE 0									
Units		0 100														INCOME VALUE									
BUD8 Adjustme	05	DIST 1A 100														PREVIOUS YEAR MKT VALUE 617,761									
Occupancy	00	OWNER OCC 100																							
Quality	04	Quality Level 04																							
DOR CODE	1200	STORE/OFFICE/RES																							
MAP NUM		MKT AREA																							
NEIGHBORHOOD/LOC		3016.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
AOF	812	100	2002	812	58,343																				
BAS	840	100	1993	840	60,354																				
BAS	960	100	1993	960	68,976																				
BAS	341	100	2002	341	24,501																				
CAN	378	30	1993	113	8,119																				
UST	1,993	40	1996	797	57,265																				
UST	66	40	2002	26	1,868																				
UST	280	40	2002	112	8,047																				
TOTALS	5,670			4,001	287,473																				
EXTRA FEATURES						1417 AVERY RD, 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	2,635.00	SF	4.00	4.00	100	1984	1984	3	38	4,005									
2	0825	BRICK	0	0	7	5	35.00	SF	12.50	12.50	100	1984	1984	3	77	337									
3	0812	CONCRETE C	0	0	0	0	2,453.00	SF	4.00	4.00	100	1995	1995	3	66	6,476									
4	0430	CL FNC 6B	0	0	0	0	160.00	LF	9.70	9.70	100	1994	1994	3	29	450									
5	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1994	1994	3	29	348									
6	0810	CONCRETE A	0	0	0	0	280.00	SF	6.50	6.50	100	1995	1995	3	66	1,201									
7	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	1984	1984	3	38	158									
8	0940	SHEDS/PORT	0	0	15	10	150.00	SF	30.00	30.00	100	1994	1994	3	20	900									
9	0968	STAIRS	0	0	28	4	1.00	SF	800.00	800.00	100	2002	2002	3	100	800									
10	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1984	1984	3	20	320									
LAND DESCRIPTION						TOTAL OB/XF 14,995																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	001700	C	1STORY OFF	0	0006	CG	0.00	0.00	13,070.00	SF		1.00	1.00	1.00	14.00	14.00	182,980								
2	000100	C	RES	0		RSF-2			0.65	AC		1.00	1.00	1.00	225,000.00	225,000.00	146,250								
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.30 Total Land Value: 329,230 Market: 0 Agricultural: 0 Common: 329,230 PRINTED 07/09/2026 BY SYS																									

MARTEX SERVICES INC
1417 AVERY RD SUITE 200
FERNANDINA BEACH, FL 32034

00-00-30-0280-0023-0000

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