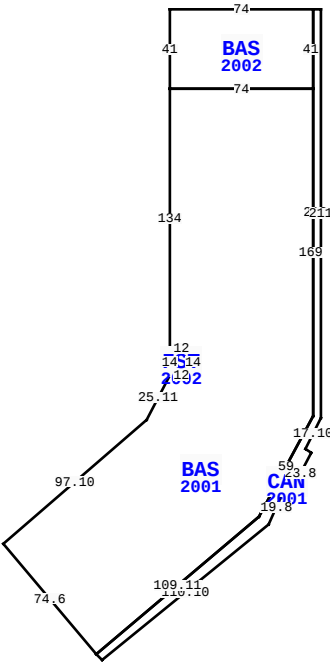


NASSAU COUNTY COUNCIL ON AGING
1901 ISLAND WALK WAY
FERNANDINA BEACH, FL 32034

00-00-30-037M-0012-0000



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	V	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	16	WD FR STUC	100								1701	04	26,207	93.6054	139.71	3,661,380	2001	2001	25	0	0	23.00	52.00	VALUATION BY					DIRECT_CAP																				
Roof Structur	10	STEEL FRME	100								1 OFFICE 0% - 0										Heated Area: 25584										HX Base Yr																		
Roof Cover	12	MODULAR MT	100																		Tax Group: 2										Tax Dist:																		
Interior Wall	05	DRYWALL	90																		BUILDING MARKET VALUE										3,108,049																		
Interior Wall	06	CUST PANEL	10																		TOTAL MARKET OB/XF VALUE										0																		
Interior Floo	14	CARPET	80																		TOTAL LAND VALUE - MARKET										0																		
Interior Floo	07	CORK/VTILE	20																		TOTAL MARKET VALUE										3,885,061																		
Ceiling	01	FIN.SUSPD	100																		SOH/AGL Deduction										0																		
Air Condition	03	CENTRAL	100																		ASSESSED VALUE										3,885,061																		
Heating Type	04	AIR DUCTED	100																		TOTAL EXEMPTION VALUE										35 2,952,646																		
Fixtures	43	100																			BASE TAXABLE VALUE										932,415																		
Frame	05	STEEL	100																		TOTAL JUST VALUE										3,885,061																		
Story Height	13	100									NCON VALUE										0																												
RMS	77	100									INCOME VALUE										3885061																												
Stories	1.	1. 100									PREVIOUS YEAR MKT VALUE										3,626,461																												
Units	0	100									BLDG #2 @ 1903 ISLAND WALK PKWY = FLORIDA PSYCHOLO																																						
Occupancy	00	OWNER OCC	100																																														
Quality	03	Quality Level 03																		JANICE ANCRUM SR LIFE CENTER - COMMUNITY HOSPICE																													
DOR CODE	1700	OFFICE BUILDINGS																																															
MAP NUM		MKT AREA								01																																							
NEIGHBORHOOD/LOC	2004.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	22,550	100	2001	22,550	1,638,240																																												
BAS	3,034	100	2002	3,034	220,418																																												
CAN	1,797	30	2001	539	39,158																																												
FST	168	50	2002	84	6,103																																												
TOTALS					27,549			26,207	1,903,918																																								
EXTRA FEATURES					1901 ISLAND WALK WAY, FERNANDINA BEACH															BLD DATE										LGL DATE																			
																				XF DATE										LAND DATE																			
																				INC DATE					06/15/2026					DC					AG DATE					05/07/2026					DC				
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	0400	CONC CURB	0	0	0	0	1,563.00	LF	15.00					15.00			100	2001	2001	3	83			19,459																									
2	0803	ASPHALT C	0	0	0	0	49,276.00	SF	2.00					2.00			100	2001	2001	3	50			49,276																									
3	0812	CONCRETE C	0	0	0	0	3,377.00	SF	4.00					4.00			100	2001	2001	3	77			10,401																									
4	0966	FIRE SPRNK	0	0	0	0	25,412.00	SF	3.00					3.00			100	2001	2001	3	77			58,702																									
5	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00					450.00			100	2007	2007	3	66			891																									
6	0424	CL FNC 6'	0	0	0	0	46.00	LF	20.00					20.00			100	2001	2001	3	48			442																									
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00					300.00			100	2001	2001	3	48			144																									
8	0801	ASPHALT A	0	0	0	0	1,824.00	SF	3.00					3.00			100	2011	2011	3	64			3,502																									
9	0400	CONC CURB	0	0	0	0	120.00	LF	15.00					15.00			100	2011	2011	3	93			1,674																									
10	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00					25.00			100	2011	2011	3	93			256																									
LAND DESCRIPTION					TOTAL OB/XF															144,747																													
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	0003	C-2	0.00	0.00	152,200.00	SF		1.00	1.00	1.00	12.00	12.00	1,826,400																															
					</																																												

NASSAU COUNTY COUNCIL ON AGING
1901 ISLAND WALK WAY
FERNANDINA BEACH, FL 32034

00-00-30-037M-0012-0000

[illegible]

NASSAU COUNTY COUNCIL ON AGING
1901 ISLAND WALK WAY
FERNANDINA BEACH, FL 32034

00-00-30-037M-0012-0000

[illegible]