



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structur	01	FLAT 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		5 100			
Frame	04	REIN CONC 100			
Story Height		12 100			
RMS		3 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality		03	Quality Level 03		
DOR CODE		8900	MUNICIPAL		
MAP NUM			MKT AREA		01
NEIGHBORHOOD/LOC		1060.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1993	1,352	187,378
FGR	3,638	60	1993	2,183	302,549
FOP	208	30	1993	62	8,593

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8901	04	3,597	110.2100	200.86	722,493	1979	1979	0	0	0 31.00	69.00
1 GOVT BLDG 0% - 0 Heated Area: 1352 HX Base Yr											
2800 JOHN ROBAS ST, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				498,520				
TOTAL MARKET OB/XF VALUE				12,566				
TOTAL LAND VALUE - MARKET				695,250				
TOTAL MARKET VALUE				1,206,336				
SOH/AGL Deduction				475,497				
ASSESSED VALUE				730,839				
TOTAL EXEMPTION VALUE				04	730,839			
BASE TAXABLE VALUE				0				
TOTAL JUST VALUE				1,206,336				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				1,110,333				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
20180840		REPAIR/RRF		10,420		03/12/2018		
20111707		ELEC OTHER		700		09/28/2011		
20111707		ELEC OTHER		700		09/28/2011		
20111709		ADDITION		2,500		09/28/2011		
20110634		REMODEL		9,900		04/26/2011		
20100735		REPAIR/RRF		500		05/05/2010		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0278/0174		10/01/1978		WD	U	V		6,000
GRANTOR:								
GRANTEE:								

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	66	58	3,828.00	SF	4.00	4.00	
2	0812	CONCRETE C	0	0	0	0	1,700.00	SF	4.00	4.00	
3	0812	CONCRETE C	0	0	22	46	1,012.00	SF	4.00	4.00	
4	0803	ASPHALT C	0	0	62	39	2,418.00	SF	2.00	2.00	
5	0505	FLAGPOLE A	0	0	0	0	40.00	LF	50.00	50.00	
6	6002	EL ROLL DR	0	0	0	0	4.00	UT	900.00	900.00	
TOTAL OB/XF 12,566											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	008900	C	MUNICIPAL	0		C-1	103.00	150.00	15,450.00	SF	1.00
REVIEW DATE 01/01/2023 BY CD											