



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											
Exterior Wall		31	HARDIE BRD 100		0900	01	2,350	117.9332	163.93	385,236	2023	2023	0	0	0	0.50	99.50	VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 0% - 2024													Heated Area: 1970					HX Base Yr						
Roof Cover		03	COMP SHNGL 100																Tax Group: 2					Tax Dist:					
Interior Wall		05	DRYWALL 100																BUILDING MARKET VALUE					383,310					
Interior Floo		13	LVT/LAMNT 70																TOTAL MARKET OB/XF VALUE					0					
Interior Floo		14	CARPET 30																TOTAL LAND VALUE - MARKET					210,700					
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE					594,010					
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction					0					
Bedrooms			3 100																ASSESSED VALUE					594,010					
Bathrooms			2 100																TOTAL EXEMPTION VALUE					0					
Frame		02	WOOD FRAME 100																BASE TAXABLE VALUE					594,010					
Stories		1.	1. 100																TOTAL JUST VALUE					594,010					
Units			0 100																NCON VALUE					0					
Quality		05	Quality Level 05													INCOME VALUE					578,782								
DOR CODE		0100	SINGLE FAMILY													PREVIOUS YEAR MKT VALUE													
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1011.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,970	100	2024	1,970	321,327																								
FGR	504	55	2024	277	45,182																								
FOP	80	30	2024	24	3,914																								
FOP	264	30	2024	79	12,885																								
TOTALS		2,818			2,350	383,310																							
EXTRA FEATURES					402 S 16TH ST, 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												