

**CITY OF FERNANDINA BEACH/
204 ASH STREET
FERNANDINA BEACH, FL 32034**

00-00-31-1600-0158-0020



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY								PAGE 1 of 2	2				
Exterior Wall	23	REINF CONC 100				8901	04	22,780	116.9992		4,857,379	1998	1998		0	0	0	9.00	91.00	VALUATION BY								STANDARD				
Roof Structur	10	STEEL FRME 100				1 GOVT BLDG 0% - 0													Heated Area: 19660										HX Base Yr			
Roof Cover	04	BUILT-UP 90																														
Roof Cover	12	MODULAR MT 10																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	07	CORK/VTILE 50																														
Interior Floo	14	CARPET 50																														
Ceiling	01	FIN.SUSPD 100																														
Air Condition	04	ROOF TOP 100																														
Heating Type	04	AIR DUCTED 100																														
Fixtures		128 100																														
Frame	04	REIN CONC 100																														
Story Height		15 100																														
RMS		93 100																														
Stories	1.	1. 100																														
Units		0 100																														
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	8900	MUNICIPAL																														
MAP NUM				MKT AREA																	01											
NEIGHBORHOOD/LOC	1010.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	3,660	100	1998	3,660	710,184																											
BAS	8,000	100	1998	8,000	,552,314																											
BAS	8,000	100	1998	8,000	,552,314																											
CAN	7,172	30	1998	2,152	417,573																											
FGR	1,000	60	2001	600	116,424																											
FST	480	50	2001	240	46,569																											
UGR	320	40	2001	128	24,837																											
TOTALS	28,632			22,780	4,420,215																											
EXTRA FEATURES					1525 LIME 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																	
1	0966	FIRE SPRNK	0	0 80 100	8,000.00	SF	3.00	3.00	100	1998	1998	3	72	17,280																		
2	0966	FIRE SPRNK	0	0 80 100	8,000.00	SF	3.00	3.00	100	1998	1998	3	72	17,280																		
3	0966	FIRE SPRNK	0	0 60 61	3,660.00	SF	3.00	3.00	100	1998	1998	3	72	7,906																		
4	0803	ASPHALT C	0	0 0 0	55,580.00	SF	2.00	2.00	100	1998	1998	3	50	55,580																		
5	0812	CONCRETE C	0	0 0 0	6,600.00	SF	4.00	4.00	100	1998	1998	3	72	19,008																		
6	0972	ST LGHT UN	0	0 0 0	8.00	UT	3,162.50	3,162.50	100	1998	1998	3	40	10,120																		
7	0097	AWNING CN	0	0 0 0	7.00	SF	65.00	65.00	100	1998	1998	3	40	182																		
8	0097	AWNING CN	0	0 0 0	7.00	SF	65.00	65.00	100	1998	1998	3	40	182																		
9	0425	CL FNC 8'	0	0 0 0	21.00	LF	12.25	12.25	100	1998	1998	3	39	100																		
10	0424	CL FNC 6'	0	0 0 0	31.00	LF	23.00	23.00	100	1998	1998	3	39	278																		
LAND DESCRIPTION					TOTAL OB/XF										127,916																	
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	008900	C	MUNICIPAL	0		MU-1	0.00	0.00	132,420.00	SF		1.00	1.00	1.00	5.00	5.00	662,100															

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				2				
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									
																													Tax Group: 2									
																													Tax Dist:									
																													BUILDING MARKET VALUE									
																													4,420,215									
																													TOTAL MARKET OB/XF VALUE									
																													225,271									
																													TOTAL LAND VALUE - MARKET									
																													662,100									
																													TOTAL MARKET VALUE									
																													5,307,586									
																													SOH/AGL Deduction									
																													1,677,347									
																													ASSESSED VALUE									
																													3,630,239									
																											04		TOTAL EXEMPTION VALUE									
																													3,630,239									
																													BASE TAXABLE VALUE									
																													0									
																													TOTAL JUST VALUE									
																													5,307,586									
																													NCON VALUE									
																													0									
																													INCOME VALUE									
																													PREVIOUS YEAR MKT VALUE									
																													4,814,407									
DOR CODE		8900	MUNICIPAL																																			
MAP NUM									MKT AREA																01													
NEIGHBORHOOD/LOC		1010	00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	