



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 70
Exterior Wall	17 CB STUCCO 30
Roof Structur	04 WOOD TRUSS 100
Roof Cover	04 BUILT-UP 60
Roof Cover	12 MODULAR MT 40
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMNT 80
Interior Floo	03 CONC FINSH 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	03 MASONRY 100
Story Height	11 100
RMS	0 100
Units	6 100
Quality	03 Quality Level 03
DOR CODE	1200 STORE/OFFICE/RES
MAP NUM	MKT AREA
NEIGHBORHOOD/LOC	1004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	848	100	2022	848	118,636
APT	848	100	2022	848	118,636
APT	928	100	2022	928	129,828
APT	928	100	2022	928	129,828
APT	928	100	2022	928	129,828
APT	928	100	2022	928	129,828
CAN	280	30	2022	84	11,752
FOP	96	30	2022	29	4,057
FOP	96	30	2022	29	4,057
FOP	96	30	2022	29	4,057
TOTALS	7,104			5,710	798,836

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C
2	0446 BOX FNC 6'
3	0463 FENCE GATE
4	0855 CONC PAVER
5	0400 CONC CURB
6	1126 CB/STC 8"
7	0972 ST LGHT UN
8	0966 FIRE SPRNK

LAND DESCRIPTION	
L N	USE CODE
1	001000 C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2801	03	5,710	107.3713	142.80	815,388	2022	2022	0	0	2.03	97.97
2 QUAD PLEX 0% - 2023											
Heated Area: 5408											
HX Base Yr											
224 N 2ND ST, FERNANDINA BEACH											
** This building has 17 Sub-Areas											
BLD DATE 07/31/2024 REA LGL DATE 05/04/2026 DC											
XF DATE 10/18/2022 HS											
INC DATE											

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	1,845.00	SF	4.00	4.00	100	2022	2022	3	99	7,306	
2	0446	BOX FNC 6'	0	0	0	0	90.00	LF	20.00	20.00	100	2022	2022	3	90	1,620	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	96	288	
4	0855	CONC PAVER	0	0	0	0	2,435.00	SF	10.00	10.00	100	2022	2022	3	99	24,107	
5	0400	CONC CURB	0	0	0	0	194.00	LF	15.00	15.00	100	2022	2022	3	99	2,881	
6	1126	CB/STC 8"	0	0	39	1	39.00	SF	8.00	8.00	100	2022	2022	3	99	309	
7	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2022	2022	3	96	2,429	
8	0966	FIRE SPRNK	0	0	0	0	6,440.00	SF	3.00	3.00	100	2022	2022	3	99	19,127	

TOTAL OB/XF											
58,067											
TOTAL ADJ											
45.00											
45.00											
421,875											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		798,836	
TOTAL MARKET OB/XF VALUE		58,067	
TOTAL LAND VALUE - MARKET		421,875	
TOTAL MARKET VALUE		1,278,778	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,278,778	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,278,778	
TOTAL JUST VALUE		1,278,778	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,195,254	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200067	NEW CONSTR	679,164	01/19/2021
20190019	DEMOLITION	0	06/19/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2117/1512	4/26/2017	WD	Q	I	01
207,000					
GRANTOR: MCCRANIE SUSAN COURTN					
GRANTEE: PAGE DAVID PEYTON J					
1818/0608	9/13/2012	QC	U	I	11
100					
GRANTOR: ROWE JASON N					
GRANTEE: MCCRANIE SUSAN COUR					

BUILDING NOTES	
AOF=[YR=2022] N51 W16 STR=[YR=2022] W8 APT=[YR=2022] W16 S51 CAN=[YR=2022] S6 E15 S4 E10 N4 E15 N6 W40\$ E16 STR=[YR=2022] E8 N18 W8 S18\$ N18 E4 N8 W4 N25\$ S25 E8 N25\$ S25 W4 S8 E4 S18 E16\$ PTR= E50 APT=[YR=2022] N56 W16 STR=[YR=2022] W8 APT=[YR=2022] W16 S56 FOP=[YR=2022] S6 E16 N6 W16\$ E16 N5 STR=[YR=2022] E8 N18 W8 S18\$ N18 E4 N8 W4 N25\$ S25 E8 N25\$ S25 W4 S8 E4 S23 FOP=[YR=2022] S6 E16 N6 W16\$ E16\$ PTR=E50 APT=[YR=2022] N56 W16 STR=[YR=2022] W8 APT=[YR=2022] W16 S56 FOP=[YR=2022] S6 E16 N6 W16\$ E16 N5 STR=[YR=2022] E8 N18 W8 S18\$ N18 E4 N8 W4 N25\$ S25 E8 N25\$ S25 W4 S8 E4 S23 FOP=[YR=2022] S6 E16 N6 W16\$ E16\$ W50\$.	