



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
Exterior Wall	17	CB STUCCO 80	1101	04	1,598	130.7124	193.45	309,133	1939	2005	0	0	0	17.00	83.00	VALUATION BY					STANDARD											
Exterior Wall	05	AVERAGE 20	1 RETAILSTOR 0% - 2026										Heated Area: 1598					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Structure	04	WOOD TRUSS 100											BUILDING MARKET VALUE					256,580														
Roof Cover	04	BUILT-UP 100											TOTAL MARKET OB/XF VALUE					7,148														
Interior Wall	03	PLASTER 80											TOTAL LAND VALUE - MARKET					735,000														
Interior Wall	04	PLYWOOD 20											TOTAL MARKET VALUE					998,728														
Interior Floor	03	CONC FINSH 100											SOH/AGL Deduction					0														
Ceiling	01	FIN.SUSPD 100											ASSESSED VALUE					998,728														
Air Condition	03	CENTRAL 100											TOTAL EXEMPTION VALUE					0														
Heating Type	04	AIR DUCTED 100											BASE TAXABLE VALUE					998,728														
Fixtures	03	MASONRY 100											TOTAL JUST VALUE					998,728														
Frame	03	MASONRY 100											NCON VALUE					0														
Story Height	10	100											INCOME VALUE					10														
RMS	2	100											PREVIOUS YEAR MKT VALUE					459,819														
Stories	1.	1. 100																														
Units	0	100																														
Occupancy	00	NONE 100																														
Quality	06	Quality Level 06																														
DOR CODE	1100	STORES, 1 STORY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	1005.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,122	100	1993	1,122	180,152																											
BAS	288	100	1994	288	46,243																											
BAS	112	100	2003	112	17,983																											
SFB	48	80	2003	38	6,101																											
SFB	48	80	2003	38	6,101																											
TOTALS	1,618			1,598	256,580																											
EXTRA FEATURES										13 N 3RD 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	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2002	2002	3	20	56																
2	0812	CONCRETE C	0	0	0	0	1,616.00	SF	4.00	4.00	100	2000	2000	3	75	4,848																
3	0443	STK FNC 6'	0	0	0	0	106.00	LF	10.00	10.00	100	2000	2000	3	20	212																
4	1243	WD DECK F	0	0	8	8	64.00	SF	8.00	8.00	100	2005	2005	3	21	108																
5	0479	VF PICKET	0	0	0	0	28.00	LF	8.00	8.00	100	2011	2011	3	76	170																
6	0479	VF PICKET	0	0	0	0	45.00	LF	8.00	8.00	100	2012	2012	3	78	281																
7	0446	BOX FNC 6'	0	0	0	0	29.00	LF	20.00	20.00	100	2010	2010	3	35	203																
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	45	135																
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	74	222																
10	0097	AWNING CN	0	0	0	0	18.00	SF	65.00	65.00	100	2017	2017	3	78	913																
LAND DESCRIPTION										TOTAL OB/XF 7,148																						
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														
1	001100	C	STORE 1FLR		0	0003	C-3	75.00	100.00	7,500.00	SF		1.00	1.00	1.40	70.00	98.00	735,000														