



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	PD	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	16	WD FR STUC 70	0500	01	3,470	125.6904	208.65	724,016	1947	2012	0	143.5	8.23	143.50		VALUATION BY	STANDARD																			
Exterior Wall	19	COMMON BRK 30	1 SFR CUST 82.19% - 2021													Heated Area: 3078	HX Base Yr 2021																			
Roof Structure	03	GABLE/HIP 100															Tax Group: 2	Tax Dist:																		
Roof Cover	12	MODULAR MT 100															BUILDING MARKET VALUE	1,038,963																		
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE	17,137																		
Interior Floor	12	HARDWOOD 80															TOTAL LAND VALUE - MARKET	175,000																		
Interior Floor	15	HARDTILE 20															TOTAL MARKET VALUE	1,231,100																		
Air Condition	03	CENTRAL 100															SOH/AGL Deduction	199,246																		
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE	1,031,854																		
Bedrooms	3	100															TOTAL EXEMPTION VALUE	HX HB 51,411																		
Bathrooms	3	100															BASE TAXABLE VALUE	980,443																		
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE	1,231,100																		
Stories	2.	2. 100															NCON VALUE	0																		
Units	0	100															INCOME VALUE																			
BUD8 Adjustme	02	DIST FB 100															PREVIOUS YEAR MKT VALUE	1,181,081																		
Occupancy	00	NONE 100																																		
Quality	06	Quality Level 06																																		
DOR CODE	1200	STORE/OFFICE/RES																																		
MAP NUM		MKT AREA	01																																	
NEIGHBORHOOD/LOC	1005.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
CAN	34	30	2009	10	2,995																															
HXB	360	100	1993	360	107,789																															
HXB	819	100	2009	819	245,219																															
HXB	1,303	100	2009	1,303	390,135																															
HXG	484	55	2009	266	79,644																															
HXO	40	5	2009	2	598																															
HXO	72	5	2009	4	1,198																															
HXO	100	5	2009	5	1,497																															
HXP	63	30	2009	19	5,688																															
HXP	90	30	2009	27	8,085																															
TOTALS	4,153			3,470	1,038,963																															
EXTRA FEATURES						14 N 4TH 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	0409	ELEVATOR R	0	100	0	0	1.00	UT	12,750.00	12,750.00	100	2009	2009	3	100	12,750																				
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	4,375.00	4,375.00	100	2009	2009	3	91	3,981																				
3	0097	AWNING CN	0	100	0	0	12.00	SF	65.00	65.00	100	2010	2010	3	52	406																				

LAND DESCRIPTION										TOTAL OB/XF										17,137									
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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001200	C	STORE COMB	100	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	70.00	70.00	175,000												