

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT 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 05 AVERAGE 100										0900 01 1,039 112.7520 156.73 162,842 1900 1990 0 0 0 16.00 84.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM 100% - 2002 Heated Area: 972 HX Base Yr 2002										Tax Group: 2 Tax Dist:									
Roof Cover 12 MODULAR MT 100																				BUILDING MARKET VALUE 136,787									
Interior Wall 04 PLYWOOD 60																				TOTAL MARKET OB/XF VALUE 56									
Interior Wall 05 DRYWALL 40																				TOTAL LAND VALUE - MARKET 137,500									
Interior Floo 02 MIN PLYWD 60																				TOTAL MARKET VALUE 274,343									
Interior Floo 12 HARDWOOD 40																				SOH/AGL Deduction 199,677									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 74,666									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB SX 74,666									
Bedrooms 1 100																				BASE TAXABLE VALUE 0									
Bathrooms 1 100																				TOTAL JUST VALUE 274,343									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 249,090																			
BUD8 Adjustme 02 DIST FB 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1005.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 972 100 1993 972 127,967																													
DCK 108 10 2006 11 1,448																													
FEP 70 80 1993 56 7,373																													
TOTALS 1,150 1,039 136,787																													
EXTRA FEATURES										408 BEECH 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										BLD DATE LGL DATE 05/05/2026 MLU																			
1 1243 WD DECK F 0 100 4 8 32.00 SF 8.00 8.00 100 2006 2006 3 22 56																													