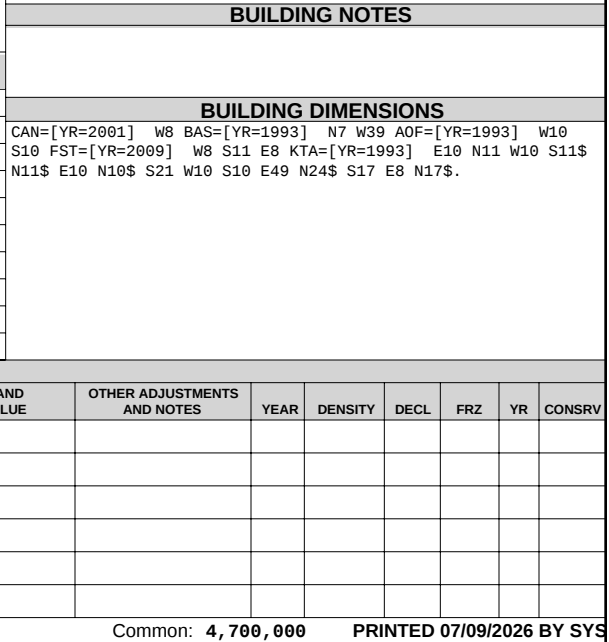


REVIEW DATE	01/01/2023	BY	CD	Total Acres: 1.84	Total Land Value: 4,700,000	Market: 0	Agricultural: 0	Common: 4,700,000	PRINTED 07/09/2026 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		16	WD FR STUC 70							0303	04	6,622	118.1015	160.50	1,062,831	1984	1995	0	0	0	15.00	85.00	VALUATION BY					STANDARD											
Exterior Wall		17	CB STUCCO 30							2 CLUB HOUSE 0% - 0										Heated Area: 5992										HX Base Yr									
Roof Structur		04	WOOD TRUSS 100																	BUILDING MARKET VALUE					4,287,414														
Roof Cover		13	STAND SEAM 100																	TOTAL MARKET OB/XF VALUE					177,343														
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					4,700,000														
Interior Floo		07	CORK/VTILE 50																	TOTAL MARKET VALUE					9,164,757														
Interior Floo		13	LVT/LAMNT 50																	SOH/AGL Deduction					4,100,752														
Ceiling		02	F.NOT SUS 100																	ASSESSED VALUE					5,064,005														
Air Condition		03	CENTRAL 100																	TOTAL EXEMPTION VALUE					02 5,064,005														
Heating Type		04	AIR DUCTED 100																	BASE TAXABLE VALUE					0														
Fixtures			40 100																	TOTAL JUST VALUE					9,164,757														
Frame		03	MASONRY 100																	NCON VALUE					0														
Story Height			16 100							INCOME VALUE																													
RMS			9 100							PREVIOUS YEAR MKT VALUE					7,456,901																								
Stories		1.	1. 100																																				
Units			0 100																																				
BUD8 Adjustme		02	DIST FB 100																																				
Occupancy		00	NONE 100																																				
Quality		04	Quality Level 04																																				
DOR CODE		7100	CHURCHES																																				
MAP NUM							MKT AREA						01																										
NEIGHBORHOOD/LOC		1002.00																																					
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS		4,896	100	1993	4,896	667,937																																	
BAS		462	100	2001	462	63,028																																	
CAN		232	30	1993	70	9,550																																	
CAN		464	30	1993	139	18,964																																	
CAN		1,150	30	2001	345	47,067																																	
KTA		634	110	1993	697	95,089																																	
PTO		253	5	2001	13	1,774																																	
TOTALS		8,091			6,622	903,406	801 ATLANTIC AV, FERNANDINA BEACH																	BLD DATE 11/15/2021 KK LGL DATE 05/04/2026 DC															
EXTRA FEATURES																							XF DATE 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																								
11	0810	CONCRETE A	0 0	4 45	180.00 SF	6.50		6.50	100	1984	1984	3	38	445																									
12	0819	CONC 12"	0 0	5 22	110.00 SF	9.50		9.50	100	1984	1984	3	38	397																									
13	0803	ASPHALT C	0 0	0 0	3,120.00 SF	2.00		2.00	100	1988	1988	3	50	3,120																									
14	0812	CONCRETE C	0 0	0 0	2,480.00 SF	4.00		4.00	100	2001	2001	3	77	7,638																									
15	0803	ASPHALT C	0 0	0 0	6,921.00 SF	2.00		2.00	100	2001	2001	3	50	6,921																									
16	0812	CONCRETE C	0 0	0 0	857.00 SF	4.00		4.00	100	2001	2001	3	77	2,640																									
17	0819	CONC 12"	0 0	10 4	40.00 SF	9.50		9.50	100	2001	2001	3	77	293																									
18	0812	CONCRETE C	0 0	0 0	879.00 SF	4.00		4.00	100	2001	2001	3	77	2,707																									
19	0819	CONC 12"	0 0	6 30	180.00 SF	9.50		9.50	100	2001	2001	3	77	1,317																									
20	0819	CONC 12"	0 0	7 8	56.00 SF	9.50		9.50	100	2001	2001	3	77	410																									
LAND DESCRIPTION						TOTAL OB/XF										25,888																							
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															



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