



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	12	REINFO/CON 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	03	CONC FINSH 100			
Ceiling	04	NONE 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Plumbing		0 100			
Frame	03	MASONRY 100			
Story Height		9 100			
RMS		2 100			
Stories	0	0 100			
Class	00	. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	8900 MUNICIPAL				
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	1993	416	3,218
CAN	40	30	1993	12	93
TOTALS	456			428	3,311

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	428	81.4212	38.68	16,555	1970	1970	0	0	0 80.00	20.00
1 STOR WAREH 0% - 0 Heated Area: 416 HX Base Yr											
13 32 13 20 4 10 4 10 10 10 10											
613 CALHOUN ST, FERNANDINA BEACH											
BLD DATE 11/17/2017 KK LGL DATE 05/05/2026 MLU XF DATE INC DATE											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 2							Tax Dist:					
BUILDING MARKET VALUE							3,311					
TOTAL MARKET OB/XF VALUE							200					
TOTAL LAND VALUE - MARKET							180,625					
TOTAL MARKET VALUE							184,136					
SOH/AGL Deduction							113,528					
ASSESSED VALUE							70,608					
TOTAL EXEMPTION VALUE							04	70,608				
BASE TAXABLE VALUE							0					
TOTAL JUST VALUE							184,136					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							184,014					

EXTRA FEATURES															LAND DATE		AG DATE		65/05/2026		MLU	
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	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2000	2000	3	100	200						