



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	09	PINE WOOD 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
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	984	100	1993	984	100,930
DCK	84	10	2007	8	820
TOTALS	1,068			992	101,751

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	992	111.3210	116.89	115,955	1993	2000	0	0	0 12.25	87.75
1 SINGLE FAM 100% - 1995 Heated Area: 984 HX Base Yr 1995											
BAS 1993 DCK 2007											
429 N 8TH ST, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						101,751					
TOTAL MARKET OB/XF VALUE						504					
TOTAL LAND VALUE - MARKET						297,500					
TOTAL MARKET VALUE						399,755					
SOH/AGL Deduction						324,212					
ASSESSED VALUE						75,543					
TOTAL EXEMPTION VALUE						50,543					
BASE TAXABLE VALUE						25,000					
TOTAL JUST VALUE						399,755					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						397,939					