



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	05	AVERAGE 100	0100	01	977	114.9120	120.66	117,885	2007	2007	0	0	0	8.50	91.50	STANDARD																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2026										Heated Area: 931					HX Base Yr 2026														
Roof Cover	03	COMP SHNGL 100	19 49 6 19 6 19 BAS 2007 FSP 2019																													
Interior Wall	05	DRYWALL 100																														
Interior Floor	08	SHT VINYL 60																														
Interior Floor	14	CARPET 40																														
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			1009.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	931	100	2007	931	102,786																											
FSP	114	40	2019	46	5,078																											
TOTALS			1,045		977	107,865	705 S 11TH ST, FERNANDINA BEACH										05/07/2025		MLU													
EXTRA FEATURES																																
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																
2	1243	WD DECK F	0 100	4	11	44.00	SF	8.00	8.00	100	2007	2007	3	24	84																	
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