



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	05	DIST 1A 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	2017.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	1993	1,557	111,775
FOP	28	30	1994	8	574
UCP	221	20	1993	44	3,159
USP	240	30	1993	72	5,169
TOTALS	2,046			1,681	120,676

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,681	106.0000	111.30	187,095	1954	1954	0	0	35.50	64.50
1 SINGLE FAM 0% - 2026											
Heated Area: 1557 HX Base Yr											
2223 S 5TH ST, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 8							Tax Dist:					
BUILDING MARKET VALUE							120,676					
TOTAL MARKET OB/XF VALUE							2,176					
TOTAL LAND VALUE - MARKET							200,000					
TOTAL MARKET VALUE							322,852					
SOH/AGL Deduction							0					
ASSESSED VALUE							322,852					
TOTAL EXEMPTION VALUE							0					
BASE TAXABLE VALUE							322,852					
TOTAL JUST VALUE							322,852					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							250,375					