



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	PAGE 1 of 1																			
Exterior Wall	19	COMMON BRK 60	8810	04	4,658	104.7254	87.97	409,764	1977	1997		0	0	30.00	70.00	VALUATION BY																			
Exterior Wall	10	ABOVE AVG 40	1 KENNELS 0% - 0													STANDARD																			
Roof Structur	04	WOOD TRUSS 100	Heated Area: 4356 HX Base Yr													Tax Group: 8										Tax Dist:									
Roof Cover	03	COMP SHNGL 80														BUILDING MARKET VALUE										286,835									
Roof Cover	12	MODULAR MT 20														TOTAL MARKET OB/XF VALUE										34,684									
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET										367,829									
Interior Floo	13	LVT/LAMNT 100														TOTAL MARKET VALUE										689,348									
Ceiling	01	FIN.SUSPD 100	SOH/AGL Deduction										66,117																						
Air Condition	03	CENTRAL 100	ASSESSED VALUE										623,231																						
Heating Type	04	AIR DUCTED 100	TOTAL EXEMPTION VALUE										0																						
Fixtures		20 100	BASE TAXABLE VALUE										623,231																						
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE										689,348																						
Story Height		9 100	NCON VALUE										0																						
RMS		20 100	INCOME VALUE																																
Stories	2.	2. 100	PREVIOUS YEAR MKT VALUE										680,610																						
Units		0 100																																	
BUD8 Adjustme	05	DIST 1A 100																																	
Occupancy	00	NONE 100																																	
Quality	03	Quality Level 03																																	
DOR CODE	1100	STORES, 1 STORY																																	
MAP NUM		MKT AREA	02																																
NEIGHBORHOOD/LOC	2001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	552	100	1993	552	33,991																														
BAS	1,370	100	1993	1,370	84,363																														
BAS	72	100	2018	72	4,434																														
BAS	472	100	2018	472	29,065																														
FOP	63	30	1993	19	1,170																														
FOP	192	30	1993	58	3,571																														
FOP	200	30	1993	60	3,695																														
FUS	1,890	100	1993	1,890	116,384																														
STR	72	10	2018	7	431																														
UCP	529	20	2018	106	6,528																														
TOTALS	5,672			4,658	286,835																														
EXTRA FEATURES					1108 OLIVE ST, FERNANDINA BEACH										BLD DATE																				
															XF DATE																				
															LGL DATE																				
															LAND DATE																				
															AG 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	04/04/2025 DC																	
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	500.00	500.00	100	1977	1977	3	36	180																			
2	0810	CONCRETE A	0	0	18	5	90.00	SF	6.50	6.50	100	2018	2018	3	96	562																			
3	0810	CONCRETE A	0	0	16	18	288.00	SF	6.50	6.50	100	2018	2018	3	96	1,797																			
4	0462	ST/AL FNC	0	0	14	0	84.00	SF	10.00	10.00	100	2018	2018	3	81	680																			
5	0443	STK FNC 6'	0	0	0	0	128.00	LF	10.00	10.00	100	2018	2018	3	74	947																			
6	0424	CL FNC 6'	0	0	0	0	900.00	LF	20.00	20.00	100	2018	2018	3	90	16,200																			
7	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2018	2018	3	90	315																			
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	90	540																			
9	0422	CL FNC 4'	0	0	0	0	68.00	LF	15.00	15.00	100	2018	2018	3	90	918																			
10	0966	FIRE SPRNK	0	0	0	0	4,356.00	SF	3.00	3.00	100	2018	2018	3	96	12,545																			
LAND DESCRIPTION					TOTAL OB/XF										34,684																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	001100	C	STORE 1FLR	0	0006	CI	258.00	230.00	65,340.00	SF		1.00	1.00	0.70	8.00	5.60	365,904																		
2	009530	C	POND	0		CI	172.00	230.00	0.77	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,925																		
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