



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 2														
Exterior Wall	19	COMMON BRK 100	4803	06	2,337	106.2600	50.47	117,948	1981	1981	0	0	0 80.00	20.00	VALUATION BY STANDARD														
Roof Structur	10	STEEL FRME 100	1 STOR WAREH 0% - 0												Heated Area: 2235 HX Base Yr														
Roof Cover	04	BUILT-UP 100														VALUATION SUMMARY													
Interior Wall	01	MINIMUM 100														Tax Group: 2 Tax Dist:													
Interior Floo	03	CONC FINSH 100														BUILDING MARKET VALUE 66,036													
Ceiling	04	NONE 100														TOTAL MARKET OB/XF VALUE 668,617													
Air Condition	01	NONE 100														TOTAL LAND VALUE - MARKET 263,250													
Heating Type	01	NONE 100														TOTAL MARKET VALUE 997,903													
Plumbing	5	100														SOH/AGL Deduction 0													
Frame	03	MASONRY 100														ASSESSED VALUE 997,903													
Common Wall	20	100														TOTAL EXEMPTION VALUE 04 997,903													
Story Height	14	100														BASE TAXABLE VALUE 0													
RMS	2	100	TOTAL JUST VALUE 997,903																										
Stories	1.	1. 100	NCON VALUE 0																										
Class	00	. 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE 969,211																										
BUD8 Adjustme	02	DIST FB 100														PERMIT NUM DESCRIPTION AMT ISSUED													
Occupancy	00	NONE 100														20220108 REROOF 0 12/02/2022													
Quality	04	Quality Level 04														20220261 NEW CONSTR-METAL 54,491 03/30/2022													
DOR CODE	8900	MUNICIPAL														20122586 REMODEL 1,597 12/28/2012													
MAP NUM	MKT AREA 01															20111801 REBUILD RETAIN WA 800 10/07/2011													
NEIGHBORHOOD/LOC	1010.00															984238 NEW CONSTR 736,000 08/31/1998													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE														YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	8888B NEW CONSTR 70,000 02/22/1995										
AOF	120	185														1993	222	2,241											
BAS	2,115	100														1993	2,115	21,349											
TOTALS	2,235																2,337	23,590											
EXTRA FEATURES										BLD DATE 12/28/2021 KK LGL DATE 05/06/2026 DC																			
20 N 11TH ST, FERNANDINA BEACH										XF DATE INC 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												
1	0940	SHEDS/PORT	0	0	0	8	16	128.00	SF 30.00	30.00	100	1981	1981	3	20	768													
2	0430	CL FNC 6B	0	0	0	0	0	798.00	LF 9.70	9.70	100	1981	1981	3	20	1,548													
3	0425	CL FNC 8'	0	0	0	0	0	58.00	LF 10.65	10.65	100	1981	1981	3	20	124													
4	0426	CL FNC 12'	0	0	0	0	0	270.00	LF 15.60	15.60	100	1993	1993	3	28	1,179													
5	0465	FNC GT 15'	0	0	0	0	0	2.00	UT 562.50	562.50	100	1993	1993	3	28	315													
6	1123	CB 8"	0	0	3	179	537.00	SF 6.15	6.15	6.15	100	1960	1960	3	20	661													
7	1123	CB 8"	0	0	2	126	252.00	SF 6.15	6.15	6.15	100	1960	1960	3	20	310													
8	0971	ST LGHT OV	0	0	0	0	0	3.00	UT 1,555.00	1,555.00	100	1981	1981	3	20	933													
9	0418	EXHST FAN	0	0	0	0	0	2.00	UT 400.00	400.00	100	1981	1981	3	20	160													
10	0812	CONCRETE C	0	0	0	0	0	2,000.00	SF 4.00	4.00	100	1996	1996	3	68	5,440													
LAND DESCRIPTION										TOTAL OB/XF 11,438																			
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	008900	C	MUNICIPAL	0		PI-1			1.17	AC		1.00	1.00	1.00	225,000.00	225,000.00	263,250												
REVIEW DATE 01/01/2023 BY CD Total Acres: 1.17 Total Land Value: 263,250 Market: 0 Agricultural: 0 Common: 263,250 PRINTED 07/09/2026 BY SYS																													

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0217-0WWL

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