

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

00-00-31-1800-0234-0061

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2							
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		15		CONC BLOCK 100		4803		06		225		68.5238		32.55		7,324		1976		1976		0		0		0 80.00		20.00		VALUATION BY					STANDARD				
Roof Structur		01		FLAT 100		1		STOR WAREH		0%		0				Heated Area: 225				HX Base Yr										Tax Group: 2					Tax Dist:				
Roof Cover		04		BUILT-UP 100																										BUILDING MARKET VALUE					1,465				
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					2,491				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					86,000				
Ceiling		01		FIN.SUSPD 100																										TOTAL MARKET VALUE					89,956				
Air Condition		01		NONE 100																										SOH/AGL Deduction					0				
Heating Type		01		NONE 100																										ASSESSED VALUE					89,956				
Plumbing				0 100																								04		TOTAL EXEMPTION VALUE					89,956				
Frame		03		MASONRY 100																										BASE TAXABLE VALUE					0				
Story Height				8 100																										TOTAL JUST VALUE					89,956				
RMS				1 100																										NCON VALUE					0				
Stories		1.		1. 100																										INCOME VALUE									
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					89,985				
Units				0 100																																			
BUD8 Adjustme		02		DIST FB 100																																			
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		9100		UTILITIES																																			
MAP NUM				MKT AREA																															01				
NEIGHBORHOOD/LOC		1010.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		225		100		1993		225		1,465																													
TOTALS		225						225		1,465																													
EXTRA FEATURES										11 S 13TH ST, FERNANDINA BEACH										BLD DATE		11/21/2017		KK		LGL DATE													
																				XF DATE						LAND DATE													
																				INC 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																		
1	0424	CL FNC 6'	0	0	0	0	225.00		LF	20.00		20.00		100	1990	1990	3	25	1,125																				
2	0463	FENCE GATE	0	0	0	0	2.00		UT	300.00		300.00		100	1990	1990	3	25	150																				
3	0424	CL FNC 6'	0	0	0	0	80.00		LF	20.00		20.00		100	2011	2011	3	76	1,216																				