

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
Exterior Wall	17	3202	04	3,693	103.3296	158.61	585,747	1972	1990	0	0	0	50.00	50.00																									
Roof Structure	04	1 AUDITORIUM 0% - 0													Heated Area: 3600 HX Base Yr																								
Roof Cover	03														VALUATION BY										STANDARD														
Interior Wall	05														Tax Group: 2										Tax Dist:														
Interior Wall	06														BUILDING MARKET VALUE										292,874														
Interior Floo	14														TOTAL MARKET OB/XF VALUE										9,625														
Interior Floo	07														TOTAL LAND VALUE - MARKET										296,700														
Ceiling	02														TOTAL MARKET VALUE										599,199														
Air Condition	03														SOH/AGL Deduction										343,657														
Heating Type	04														ASSESSED VALUE										255,542														
Fixtures	04														TOTAL EXEMPTION VALUE										0														
Frame	03														BASE TAXABLE VALUE										255,542														
Story Height	10	TOTAL JUST VALUE										599,199																											
RMS	11	NCON VALUE										0																											
Stories	1.	INCOME VALUE																																					
Units	0	PREVIOUS YEAR MKT VALUE										384,787																											
BUD8 Adjustme	02																																						
Occupancy	00																																						
Quality	03																																						
DOR CODE	1900	PROFESSIONAL BLDG																																					
MAP NUM		MKT AREA										01																											
NEIGHBORHOOD/LOC	1010.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
AOF	180	100	1993	180	14,275																																		
BAS	2,620	100	1993	2,620	207,779																																		
BAS	800	100	2002	800	63,444																																		
CAN	112	30	1993	34	2,697																																		
CAN	196	30	2002	59	4,679																																		
TOTALS	3,908			3,693	292,874																																		
EXTRA FEATURES					910 S 14TH ST, FERNANDINA BEACH										BLD DATE 08/18/2020					KK					LGL DATE					05/08/2026					DC				
															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	0803	ASPHALT C	0	0	0	0	6,784.00	SF	2.00	2.00	100	1998	1998	3	50	6,784																							
2	0810	CONCRETE A	0	0	0	0	51.00	SF	6.50	6.50	100	1972	1972	3	21	70																							
3	0810	CONCRETE A	0	0	3	22	66.00	SF	6.50	6.50	100	1998	1998	3	72	309																							
4	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1993	1993	3	29	261																							
5	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1993	1993	3	29	451																							
6	0442	STK FNC 5'	0	0	0	0	72.00	LF	4.05	4.05	100	1998	1998	3	20	58																							
7	0810	CONCRETE A	0	0	0	0	70.00	SF	6.50	6.50	100	2002	2002	3	79	359																							
8	0819	CONC 12"	0	0	8	7	56.00	SF	9.50	9.50	100	2002	2002	3	79	420																							
9	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2002	2002	3	52	468																							
10	0505	FLAGPOLE A	0	0	0	0	25.00	LF	25.00	25.00	100	2002	2002	3	20	125																							
LAND DESCRIPTION										TOTAL OB/XF										9,305																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	001900	C	PROF. BLDG		0	0003	MU-1			19,780.00	SF		1.00	1.00	1.00	15.00	15.00	296,700																					

