



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	8901	04	1,585	126.5245	276.71	438,585	1900	2000	0	0	7.00	93.00	VALUATION BY STANDARD												
Roof Structur	04	WOOD TRUSS 100	1 GOVT BLDG 0% - 0													Heated Area: 1165											
Roof Cover	03	COMP SHNGL 100	HX Base Yr																								
Interior Wall	08	DECORATIVE 70																									
Interior Wall	06	CUST PANEL 30																									
Interior Floo	09	PINE WOOD 100																									
Ceiling	02	F.NOT SUS 100																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Fixtures	03	MASONRY 100																									
Frame	03	MASONRY 100																									
Story Height	16	100																									
RMS	1	100																									
Stories	1	100																									
Units	0	100																									
BUD8 Adjustme	02	DIST FB 100																									
Occupancy	00	NONE 100																									
Quality	04	Quality Level 04																									
DOR CODE	8900	MUNICIPAL																									
MAP NUM		MKT AREA														01											
NEIGHBORHOOD/LOC	1002.0200																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,165	100	1993	1,165	299,801																						
CDN	1,200	35	2016	420	108,083																						
TOTALS	2,365			1,585	407,884																						
EXTRA FEATURES						102 CENTRE ST, FERNANDINA BEACH																					
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	0850	PEBBLE WLK	0	0	0	0	3,050.00	SF	3.50	3.50	100	1994	1994	3	64	6,832											
2	0819	CONC 12"	0	0	1	16	16.00	SF	9.50	9.50	100	1994	1994	3	64	97											
3	1127	BRICK 8"	0	0	2	63	126.00	SF	11.00	11.00	100	1994	1994	3	88	1,220											
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1994	1994	3	30	1,518											
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1994	1994	3	30	150											
6	0811	CONCRETE B	0	0	5	102	510.00	SF	5.20	5.20	100	1994	1994	3	64	1,697											
7	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	1,139											
8	0855	CONC PAVR	0	0	0	0	61.00	SF	10.00	10.00	100	2012	2012	3	91	555											
9	0850	PEBBLE WLK	0	0	0	0	152.00	SF	3.50	3.50	100	2012	2012	3	91	484											
10	0810	CONCRETE A	0	0	0	0	44.00	SF	6.50	6.50	100	2012	2012	3	91	260											
LAND DESCRIPTION						TOTAL OB/XF										13,952											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	C-3	100.00	100.00	13,125.00	SF		1.00	1.00	1.00	175.00	175.00	2,296,875										
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 2,296,875 Market: 0 Agricultural: 0 Common: 2,296,875 PRINTED 07/09/2026 BY SYS																											

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