



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 2																
Exterior Wall		10	ABOVE AVG 70		0320	22	2,683	322.0628	338.17	907,310	2023	2023	15	0	0	0.80	84.20	VALUATION SUMMARY																
Exterior Wall		20	FACE BRICK 30		1 TOWNHOUSE 0% - 2024										Heated Area: 2178										HX Base Yr									
Roof Structure		01	FLAT 100																															
Roof Cover		04	BUILT-UP 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		11	CLAY TILE 70																															
Interior Floor		14	CARPET 30																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms		3	100																															
Bathrooms		2.5	100																															
Frame		03	MASONRY 100																															
Stories		2.	100																															
Units		0	100																															
Quality		01	Quality Level 01																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1010.0400																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,070	100	2024	1,070	304,671																													
FDG	484	60	2024	290	82,574																													
FOP	30	30	2024	9	2,563																													
FUS	60	100	2024	60	17,084																													
FUS	1,048	100	2024	1,048	298,406																													
STR	52	10	2024	5	1,424																													
STR	68	10	2024	7	1,993																													
UOP	972	20	2024	194	55,239																													
TOTALS		3,784			2,683	763,955																												
EXTRA FEATURES					147 S 3RD 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	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200																		
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