

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

06-2N-28-0000-0001-007L

[illegible]

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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	VALUATION SUMMARY								PAGE 2 of 4	2				
Exterior Wall	11	BD/BTN AVG 100				1701	04	2,800	113.3933	169.24	473,872	2015	2015	0	0	0	6.00	94.00	VALUATION BY								STANDARD				
Roof Structur	04	WOOD TRUSS 100				4 OFFICE 0% - 0													Heated Area: 2472								HX Base Yr				
Roof Cover	11	SLATE 100																													
Interior Wall	05	DRYWALL 70																													
Interior Wall	01	MINIMUM 30																													
Interior Floo	03	CONC FINSH 90																													
Interior Floo	11	CLAY TILE 10																													
Ceiling	03	PART.FIN. 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Fixtures	9	100																													
Frame	02	WOOD FRAME 100																													
Story Height		14 100																													
RMS		7 100																													
Stories	1.	1. 100																													
Units	00	0 100																													
Occupancy	00	NONE 100																													
Quality	04	Quality Level 04																													
DOR CODE	8900	MUNICIPAL																													
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	2,472	100	2015	2,472	393,259																										
CAN	20	30	2015	6	954																										
CAN	20	30	2015	6	954																										
CAN	160	30	2015	48	7,637																										
CAN	169	30	2015	51	8,113																										
FSP	360	50	2015	180	28,635																										
PTO	36	5	2015	2	318																										
PTO	135	5	2015	7	1,114																										
PTO	204	5	2015	10	1,590																										
PTO	354	5	2015	18	2,863																										
TOTALS	3,930			2,800	445,440																										
EXTRA FEATURES					639 AIRPORT RD, 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															
11	0865	POOL SF	0	0	0	0		595.00	SF	80.00			80.00	100	2008	2008		65	30,940												
12	0966	FIRE SPRNK	0	0	0	0		2,832.00	SF	3.00			3.00	100	2015	2015	3	94	7,986												
13	0976	DECORATIVE	0	0	0	0		8.00	UT	125.00			125.00	100	2015	2015	3	85	850												
14	0470	VNYL GATE	0	0	0	0		1.00	UT	300.00			300.00	100	2015	2015	3	85	255												
15	0476	VF 6 SBPL	0	0	0	0		14.00	LF	32.00			32.00	100	2015	2015	3	85	381												
16	0810	CONCRETE A	0	0	119	5		595.00	SF	6.50			6.50	100	2015	2015	3	94	3,635												
17	0966	FIRE SPRNK	0	0	0	0		6,370.00	SF	3.00			3.00	100	2015	2015	3	94	17,963												
18	0976	DECORATIVE	0	0	0	0		5.00	UT	125.00			125.00	100	2015	2015	3	85	531												
19	0418	EXHST FAN	0	0	0	0		4.00	UT	400.00			400.00	100	2015	2015	3	60	960												
20	1123	CB 8"	0	0	54	0		270.00	SF	6.15			6.15	100	2015	2015	3	94	1,561												
LAND DESCRIPTION					TOTAL OB/XF													65,062													
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							

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