



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	13	P-STRESS C 100			
Roof Cover	07	CONC TILE 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	15	HARDTILE 100			
Ceiling	02	F. NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		12 100			
Frame	03	MASONRY 100			
Story Height		9 100			
RMS		3 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	8900	MUNICIPAL			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC		1061.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	231	100	2005	231	31,796
BAS	231	100	2005	231	31,796
FST	84	50	2005	42	5,781
PTO	182	5	2005	9	1,239
TOTALS	728			513	70,613

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3803	04	513	102.5325	183.53	94,151	2005	2005	0	0	25.00	75.00

2 RSTRM BLDG

0% - 0

Heated Area: 462

HX Base Yr

11

21

BAS
2005

11

4

21

FST
2005

4

11

21

BAS
2005

11

26

7

PTO
2005

26

BLD DATE	07/07/2020	KK	LGL DATE	
XF DATE	07/07/2020	KK	LAND DATE	05/06/2026

DC

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

12-3N-29-0000-0003-0000

[illegible]

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

12-3N-29-0000-0003-0000

[illegible]

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

12-3N-29-0000-0003-0000

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											
																		VALUATION BY											
																		STANDARD											
																		Tax Group: 2											
																		Tax Dist:											
																		BUILDING MARKET VALUE											
																		70,613											
																		TOTAL MARKET OB/XF VALUE											
																		125,044											
																		TOTAL LAND VALUE - MARKET											
																		11,860,105											
																		TOTAL MARKET VALUE											
																		12,055,762											
																		SOH/AGL Deduction											
																		3,029,856											
																		ASSESSED VALUE											
																		9,025,906											
																		TOTAL EXEMPTION VALUE											
																		04											
																		9,025,906											
																		BASE TAXABLE VALUE											
																		0											
																		TOTAL JUST VALUE											
																		12,055,762											
																		NCON VALUE											
																		0											
																		INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE											
																		11,314,580											