



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 6 2																									
Exterior Wall	20	FACE BRICK 80	8901	04	10,723	105.5362	192.34	2,062,462	1956	1990	0	0	0	16.00	84.00	VALUATION SUMMARY																								
Exterior Wall	15	CONC BLOCK 20	1 GOVT BLDG 0% - 0												Heated Area: 9777												HX Base Yr													
Roof Structure	09	RIDGE FRME 100															VALUATION BY												STANDARD											
Roof Cover	04	BUILT-UP 100															Tax Group: 2												Tax Dist:											
Interior Wall	01	MINIMUM 100															BUILDING MARKET VALUE												3,030,380											
Interior Floor	11	CLAY TILE 90															TOTAL MARKET OB/XF VALUE												399,662											
Interior Floor	14	CARPET 10															TOTAL LAND VALUE - MARKET												8,468,040											
Ceiling	01	FIN.SUSPD 100															TOTAL MARKET VALUE												11,898,082											
Air Condition	04	ROOF TOP 100															SOH/AGL Deduction												8,072,972											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE												3,825,110											
Fixtures	58	100															TOTAL EXEMPTION VALUE												04 3,825,110											
Frame	03	MASONRY 100															BASE TAXABLE VALUE												0											
Common Wall	16	100	TOTAL JUST VALUE												11,898,082																									
Story Height	12	100	NCON VALUE												659,988																									
RMS	15	100	INCOME VALUE												PREVIOUS YEAR MKT VALUE																									
Stories	1.	1. 100	0 100												8,943,594																									
Units	00	NONE 100	QUALITY												04 Quality Level 04																									
Occupancy	04	Quality Level 04	DOR CODE												8900 MUNICIPAL																									
Quality	04	Quality Level 04	MAP NUM												MKT AREA 01																									
DOR CODE	8900	MUNICIPAL	NEIGHBORHOOD/LOC												1010.00																									
MAP NUM			AREA TYPE												TOTAL GROSS AREA																									
NEIGHBORHOOD/LOC			PCT OF BASE												YEAR																									
			TOT ADJ AREA												SUBAREA MARKET VALUE																									
BAS	1,889	100	1999	1,889												305,197																								
BAS	6,523	100	1999	6,523												1,053,893																								
BAS	486	100	2009	486												78,521																								
CAN	2,435	30	1999	730												117,943																								
SFB	486	80	1999	389												62,849																								
SFB	612	80	1999	490												79,167																								
UST	216	40	1993	86												13,894																								
UST	324	40	1999	130												21,003																								
TOTALS	12,971			10,723												732,468																								
EXTRA FEATURES			2500 ATLANTIC AV, FERNANDINA BEACH												BLD DATE 07/07/2025 KW LGL DATE 04/10/2026 TD																									
			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	42,500.00	SF	2.00	2.00	100	1990	1990	3	50	42,500																								
2	0803	ASPHALT C	0	0	0	0	1,620.00	SF	2.00	2.00	100	1996	1996	3	50	1,620																								
3	0812	CONCRETE C	0	0	0	0	3,755.00	SF	4.00	4.00	100	1956	1956	3	20	3,004																								
4	0400	CONC CURB	0	0	0	0	310.00	LF	15.00	15.00	100	1956	1956	3	20	930																								
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1996	1996	3	36	1,822																								
6	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1996	1996	3	36	360																								
7	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	1980	1980	3	20	300																								
8	0812	CONCRETE C	0	0	74	50	3,700.00	SF	4.00	4.00	100	1980	1980	3	29	4,292																								
9	0422	CL FNC 4'	0	0	0	0	685.00	LF	15.00	15.00	100	1980	1980	3	20	2,055																								
10	0426	CL FNC 12'	0	0	0	0	40.00	LF	15.60	15.60	100	1990	1990	3	25	156																								
LAND DESCRIPTION			TOTAL OB/XF 57,039																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	REC			282,268.00	SF		1.00	1.00	1.00	30.00	30.00	8,468,040																							
REVIEW DATE 07/07/2025 BY KW Total Acres: 6.48 Total Land Value: 8,468,040 Market: 0 Agricultural: 0 Common: 8,468,040 PRINTED 07/09/2026 BY SYS																																								

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																														
CONSTRUCTION																				PAGE 2 of 6																														
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																												
Exterior Wall	20	FACE BRICK 100								3202	04	7,459	117.4272	180.25	1,344,485	1956	1990	0	0	0	50.00	50.00	VALUATION BY																											
Roof Structur	12	REINFO/CON 100								2 AUDITORIUM 0% - 0										Heated Area: 7200										HX Base Yr										STANDARD										
Roof Cover	04	BUILT-UP 100																												Tax Group: 2										Tax Dist:										
Interior Wall	01	MINIMUM 100																												BUILDING MARKET VALUE										3,030,380										
Interior Floo	11	CLAY TILE 100																												TOTAL MARKET OB/XF VALUE										399,662										
Ceiling	01	FIN.SUSPD 100																												TOTAL LAND VALUE - MARKET										8,468,040										
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										11,898,082										
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										8,072,972										
Fixtures		1 100																												ASSESSED VALUE										3,825,110										
Frame	03	MASONRY 100																												TOTAL EXEMPTION VALUE										04 3,825,110										
Common Wall		36 100																												BASE TAXABLE VALUE										0										
Story Height		23 100																												TOTAL JUST VALUE										11,898,082										
RMS		4 100																												NCON VALUE										659,988										
Stories	1.	1. 100																												INCOME VALUE																				
Units		0 100																												PREVIOUS YEAR MKT VALUE										8,943,594										
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	7,200	100	1999	7,200	648,900																																													
UST	288	40	1999	115	10,365																																													
UUS	288	50	1999	144	12,978																																													
TOTALS		7,776			7,459	672,242																																												
EXTRA FEATURES						2500 ATLANTIC AV, FERNANDINA BEACH										BLD DATE		07/07/2025		KW	LGL DATE	04/10/2026		TD																										
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	0812	CONCRETE C	0	0	0	0	1,853.00	SF	2.00	2.00	100	2009	2009	3	88	3,261																																		
12	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2009	2009	3	91	46																																		
13	0811	CONCRETE B	0	0	0	0	925.00	SF	5.20	5.20	100	2009	2009	3	88	4,233																																		
14	0400	CONC CURB	0	0	0	0	32.00	LF	15.00	15.00	100	2009	2009	3	91	437																																		
15	0810	CONCRETE A	0	0	23	9	207.00	SF	6.50	6.50	100	2000	2000	3	75	1,009																																		
16	0430	CL FNC 6B	0	0	0	0	44.00	LF	9.70	9.70	100	1980	1980	3	20	85																																		
17	6001	ROLLUP DR	2	0	0	0	1.00	UT	400.00	400.00	100	1956	1956	3	20	80																																		
18	6002	EL ROLL DR	2	0	0	0	1.00	UT	900.00	900.00	100	1999	1999	3	20	180																																		
19	0865	POOL SF	0	0	0	0	2,736.00	SF	80.00	80.00	100	1960	1960	65	142,272																																			
20	0845	KOOL DECK	0	0	0	0	3,771.00	SF	7.25	7.25	100	1960	1960	3	20	5,468																																		
LAND DESCRIPTION						TOTAL OB/XF										157,071																																		
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																										
		</																																																

REVIEW DATE 07/07/2025 BY KW Total Acres: 6.48 Total Land Value: 8,468,040 Market: 0 Agricultural: 0 Common: 8,468,040 PRINTED 07/09/2026 BY SYS

REVIEW DATE 07/07/2025 BY KW Total Acres: 6.48 Total Land Value: 8,468,040 Market: 0 Agricultural: 0 Common: 8,468,040 PRINTED 07/09/2026 BY SYS

REVIEW DATE	07/07/2025	BY	KW	Total Acres: 6.48	Total Land Value: 8,468,040	Market: 0	Agricultural: 0	Common: 8,468,040	PRINTED 07/09/2026 BY SYS
-------------	------------	----	----	-------------------	-----------------------------	-----------	-----------------	-------------------	---------------------------

[illegible]