



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																							
Exterior Wall	15	CONC BLOCK 100	0303	04	5,563	86.5570	98.03	545,341	1960	1990	0	0	17.50	82.50	VALUATION BY STANDARD																							
Roof Structur	04	WOOD TRUSS 100	1 CLUB HOUSE 0% - 0												Heated Area: 5336												HX Base Yr											
Roof Cover	03	COMP SHNGL 100													Tax Group: 2												Tax Dist:											
Interior Wall	01	MINIMUM 80													BUILDING MARKET VALUE												449,996											
Interior Wall	05	DRYWALL 20													TOTAL MARKET OB/XF VALUE												10,762											
Interior Floo	10	TERRAZO 90													TOTAL LAND VALUE - MARKET												1,542,030											
Interior Floo	03	CONC FINSH 10													TOTAL MARKET VALUE												2,002,698											
Ceiling	01	FIN.SUSPD 100													SOH/AGL Deduction												1,188,354											
Air Condition	03	CENTRAL 100													ASSESSED VALUE												814,344											
Heating Type	04	AIR DUCTED 100													TOTAL EXEMPTION VALUE												10 814,344											
Fixtures	17	100													BASE TAXABLE VALUE												0											
Frame	03	MASONRY 100													TOTAL JUST VALUE												2,002,698											
Story Height	12	100	NCON VALUE												0																							
RMS	8	100	INCOME VALUE												0																							
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE												740,313																							
Units	02	DIST FB 100																																				
BUD8 Adjustme	00	OWNER OCC 100																																				
Occupancy	03	Quality Level 03																																				
Quality	03	Quality Level 03																																				
DOR CODE	7700	CLUBS/LODGES/HALLS																																				
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	5,336	100	1993	5,336	431,548																																	
CAN	744	30	1993	223	18,035																																	
STP	40	10	1993	4	323																																	
TOTALS	6,120			5,563	449,906																																	
EXTRA FEATURES						BLD DATE 01/07/2022 KK LGL DATE 04/10/2026 TD												BUILDING NOTES																				
201 JEAN LAFITTE BLVD, FERNANDINA BEACH						XF DATE 01/07/2022 KK																																
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	0810	CONCRETE A	0	0	41	4	164.00	SF	6.50	6.50	100	1982	1982	3	32.5	346																						
2	0811	CONCRETE B	0	0	0	0	960.00	SF	5.20	5.20	100	1960	1960	3	20	998																						
3	0812	CONCRETE C	0	0	0	0	1,188.00	SF	4.00	4.00	100	2000	2000	3	75	3,564																						
4	0971	ST LGHT OV	0	0	0	0	5.00	UT	1,555.00	1,555.00	100	1990	1990	3	26	2,022																						
5	0811	CONCRETE B	0	0	25	30	750.00	SF	5.20	5.20	100	2002	2002	3	79	3,081																						
6	0471	VINYL FNC	0	0	0	0	34.00	LF	32.00	32.00	100	2008	2008	3	69	751																						
TOTAL OB/XF																		10,762																				
LAND DESCRIPTION																																						
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	007700	C	CLUB	0	0003	REC			102,802.00	SF		1.00	0.50	0.50	30.00	15.00	1,542,030																					
REVIEW DATE 01/01/2023 BY CD Total Acres: 2.36 Total Land Value: 1,542,030 Market: 0 Agricultural: 0 Common: 1,542,030 PRINTED 07/09/2026 BY SYS																																						