



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									
Exterior Wall 23 REINF CONC 100										7101 04 10,120 158.9188 264.20 2,673,704 1971 2000 0 0 0 12.50 87.50										VALUATION BY STANDARD									
Roof Structur 04 WOOD TRUSS 100										1 CHURCH 0% - 0 Heated Area: 9449 HX Base Yr										Tax Group: 2 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 2,339,491									
Interior Wall 05 DRYWALL 70																				TOTAL MARKET OB/XF VALUE 29,014									
Interior Wall 06 CUST PANEL 30																				TOTAL LAND VALUE - MARKET 3,920,400									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 6,288,905									
Interior Floo 11 CLAY TILE 20																				SOH/AGL Deduction 3,529,432									
Ceiling 02 F.NOT SUS 100																				ASSESSED VALUE 2,759,473									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE 02 2,759,473									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 0									
Fixtures 32 100																				TOTAL JUST VALUE 6,288,905									
Frame 04 REIN CONC 100																				NCON VALUE 0									
Story Height 22 100										INCOME VALUE																			
RMS 24 100										PREVIOUS YEAR MKT VALUE 5,240,681																			
Stories 1. 1. 100																													
Units 0 100																													
BUD8 Adjustme 02 DIST FB 100																													
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																													
DOR CODE 7100 CHURCHES																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1060.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
AOF 2,090 100 2002 2,090 483,156																													
BAS 3,926 100 1993 3,926 907,593																													
CAN 426 30 2002 128 29,591																													
CAN 845 30 2002 254 58,719																													
FUS 266 100 2002 266 61,492																													
SFB 3,959 80 1993 3,167 732,131																													
UBM 825 35 1993 289 66,810																													
TOTALS 12,337 10,120 2,339,491																													
EXTRA FEATURES										2600 ATLANTIC AVE, 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										BLD DATE 03/20/2019 XF DATE 03/20/2019 INC DATE KK KK LGL DATE 04/10/2026 LAND DATE AG DATE TD																			
1 0803 ASPHALT C 0 0 0 0 13,164.00 SF 2.00 2.00 100 1991 1991 3 50 13,164																													
2 0811 CONCRETE B 0 0 0 0 1,000.00 SF 5.20 5.20 100 2002 2002 3 79 4,108																													
3 0400 CONC CURB 0 0 0 0 58.00 LF 15.00 15.00 100 2002 2002 3 84 731																													
4 0971 ST LGHT OV 0 0 0 0 1.00 UT 1,555.00 1,555.00 100 1980 1980 3 20 311																													
5 0971 ST LGHT OV 0 0 0 0 2.00 UT 1,555.00 1,555.00 100 1991 1991 3 27 840																													
6 0649 LIGHTS-GD 0 0 0 0 4.00 SF 225.00 225.00 100 2001 2001 3 20 180																													
7 0649 LIGHTS-GD 0 0 0 0 2.00 SF 450.00 450.00 100 2012 2012 3 45 405																													
8 0402 CONC BUMPE 0 0 0 0 7.00 UT 25.00 25.00 100 2002 2002 3 84 147																													
9 1127 BRICK 8" 0 0 19 2 38.00 SF 11.00 11.00 100 2008 2008 3 96 401																													
10 0810 CONCRETE A 0 0 16 4 64.00 SF 6.50 6.50 100 2008 2008 3 87 362																													
LAND DESCRIPTION										TOTAL OB/XF 20,649																			
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																													
1 007100 C CHURCH 0 0003 R-2 130,680.00 SF 1.00 1.00 1.00 30.00 30.00 3,920,400																													

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