



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 2														
Exterior Wall	16	WD FR STUC 50	0900	01	3,526	120.3840	167.33	590,006	1998	1998	0	0	0	13.50	86.50	VALUATION BY STANDARD													
Exterior Wall	23	REINF CONC 50	1 SNGL FAM 100% - 2015														Heated Area: 2836 HX Base Yr 2015												
Roof Structur	03	GABLE/HIP 100															VALUATION SUMMARY												
Roof Cover	03	COMP SHNGL 100															Tax Group: 2 Tax Dist:												
Interior Wall	05	DRYWALL 90															BUILDING MARKET VALUE 510,355												
Interior Wall	06	CUST PANEL 10															TOTAL MARKET OB/XF VALUE 4,531												
Interior Floo	12	HARDWOOD 50	TOTAL LAND VALUE - MARKET 412,500																										
Interior Floo	15	HARDTILE 50	TOTAL MARKET VALUE 927,386																										
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 439,071																										
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 488,315																										
Bedrooms	2	100	TOTAL EXEMPTION VALUE HX HB VX 56,411																										
Bathrooms	3	100	BASE TAXABLE VALUE 431,904																										
Frame	04	REIN CONC 100	TOTAL JUST VALUE 927,386																										
Stories	2.	2. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 878,977																										
Quality			05	Quality Level 05																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA 01																										
NEIGHBORHOOD/LOC			1042.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	970	100	1998	970	140,398																								
FGR	322	55	1998	177	25,619																								
FGR	644	55	1998	354	51,238																								
FOP	336	30	1998	101	14,619																								
FSP	144	40	1998	58	8,395																								
FUS	1,866	100	1998	1,866	270,086																								
TOTALS			4,282	3,526	510,355																								
EXTRA FEATURES						1502 1ST 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												
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765													
3	1241	WD DECK G	0	100	8	14	112.00	UT	15.53	15.53	100	1998	1998	3	24	417													
4	1241	WD DECK G	0	100	4	22	88.00	UT	11.50	11.50	100	1998	1998	3	24	243													
7	1126	CB/STC 8"	0	100	6	32	192.00	SF	8.00	8.00	100	1998	1998	3	72	1,106													
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	000100	C	RES	100	0002	R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	412,500												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 412,500 Market: 0 Agricultural: 0 Common: 412,500 PRINTED 07/09/2026 BY SYS																													