



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
0320 12 2,397 176.2628 185.08 443,637 1998 1998 0 0 0 13.10 86.90										1 TOWNHOUSE 100% - 2026 Heated Area: 2170 HX Base Yr 2026										VALUATION BY STANDARD																			
Exterior Wall 10 ABOVE AVG 60																				Tax Group: 2										Tax Dist:									
Exterior Wall 05 AVERAGE 40																				BUILDING MARKET VALUE										385,521									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE										0									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET										168,000									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE										553,521									
Interior Floo 14 CARPET 80																				SOH/AGL Deduction										165,540									
Interior Floo 08 SHT VINYL 20																				ASSESSED VALUE										387,981									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE										HX HB WR 56,411									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE										331,570									
Bedrooms 3 100																				TOTAL JUST VALUE										553,521									
Bathrooms 2 100																				NCON VALUE										93,880									
Frame 02 WOOD FRAME 100																				INCOME VALUE																			
Stories 2. 2. 100										PREVIOUS YEAR MKT VALUE										451,048																			
Units 0 100																																							
Quality 03 Quality Level 03																																							
DOR CODE 0100 SINGLE FAMILY																																							
MAP NUM MKT AREA 01																																							
NEIGHBORHOOD/LOC 1043.00																																							
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																																							
BAS 580 100 1998 580 93,284																																							
BAS 240 100 2026 240 38,600																																							
FGR 299 55 1998 164 26,377																																							
FOP 28 30 1998 8 1,287																																							
FOP 160 30 2026 48 7,720																																							
FUS 950 100 1998 950 152,793																																							
FUS 400 100 2026 400 64,334																																							
PTO 32 5 1998 2 322																																							
STR 49 10 1998 5 804																																							
TOTALS 2,738 2,397 385,521																																							
EXTRA FEATURES										2144 1ST AV A, FERNANDINA BEACH																													
										BLD DATE										LGL DATE																			
										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										05/08/2025 MLU																													