

[illegible]



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	25	MOD METAL 100	6500	01	840	73.8100	28.79	24,184	2022	2022	0	0	0	3.00	97.00	STANDARD													
Roof Structur	10	STEEL FRME 100	2 GARAGE RES 100% - 2000														Heated Area: 840												
Roof Cover	12	MODULAR MT 100															HX Base Yr 2000												
Interior Wall	01	MINIMUM 100	24 35 BAS 2022 35 24																										
Interior Floo	03	CONC FINSH 100																											
Air Condition	01	NONE 100																											
Heating Type	01	NONE 100																											
Bedrooms		0 100																											
Bathrooms		0 100																											
Frame	05	STEEL 100																											
Stories	0	0 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality 05 Quality Level 05																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM			MKT AREA			04																							
NEIGHBORHOOD/LOC			4005.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	840	100	2022	840	23,458																								
TOTALS			840		840	23,458																							
EXTRA FEATURES						942327 OLD NASSAUVILLE RD, 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											
																		XF DATE											
																		INC DATE											
																		LGL DATE											
																		LAND DATE											
																		AG DATE											
																		05/09/2025											
																		MLU											
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2022] W24S35E24N35\$.																													
LAND DESCRIPTION						TOTAL OB/XF												0											
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					
REVIEW DATE 01/01/2023 BY CD Total Acres: 7.15 Total Land Value: 464,750 Market: 0 Agricultural: 0 Common: 464,750 PRINTED 07/09/2026 BY SYS																													