



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 2										
Exterior Wall	25	MOD METAL 100	2501	06	7,576	90.6800	82.29	623,429	1994	1994	0	0	0	36.00	64.00	VALUATION SUMMARY									
Roof Structur	10	STEEL FRME 100	1 SERV SHOP 0% - 0													Heated Area: 6000									
Roof Cover	12	MODULAR MT 100	HX Base Yr																						
Interior Wall	01	MINIMUM 100																							
Interior Floo	03	CONC FINSH 100																							
Ceiling	02	F.NOT SUS 100																							
Air Condition	01	NONE 100																							
Heating Type	02	CONVECTION 100																							
Plumbing	6	100																							
Frame	05	STEEL 100																							
Story Height	14	100																							
RMS	6	100																							
Stories	1.	1. 100																							
Class	00	. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	2500		REPAIR SERVICE																						
MAP NUM			MKT AREA		04																				
NEIGHBORHOOD/LOC			4002.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
AOF	276	185	1994	511	26,912																				
AOF	1,154	185	1994	2,135	112,441																				
BAS	2,100	100	1994	2,100	110,598																				
BAS	2,146	100	1994	2,146	113,020																				
BAS	324	100	1995	324	17,064																				
CAN	200	30	1994	60	3,160																				
CAN	1,000	30	1994	300	15,800																				
TOTALS	7,200			7,576	398,995																				
EXTRA FEATURES						474361 SR 200, 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	0812	CONCRETE C	0	0	0	0	13,519.00	SF	2.80	2.80	100	1994	1994	3	64	24,226									
2	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1994	1994	3	72	108									
3	0430	CL FNC 6B	0	0	0	0	489.00	LF	9.70	9.70	100	1994	1994	3	29	1,376									
4	6001	ROLLUP DR	0	0	0	0	12.00	UT	400.00	400.00	100	1994	1994	3	20	960									
5	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	1994	1994	3	30	945									
6	0351	CARPORT MT	0	0	16	12	192.00	SF	10.00	10.00	100	1994	1994	3	20	384									
7	0680	POLE SHED	0	0	16	16	256.00	SF	10.00	10.00	100	1994	1994	3	20	512									
8	0680	POLE SHED	0	0	16	6	96.00	SF	10.00	10.00	100	1994	1994	3	20	192									
9	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800									
10	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	1994	1994	3	29	406									
LAND DESCRIPTION						TOTAL OB/XF										29,909									
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	002500	C	SRVC SHOPS	0	0004	CG	0.00	0.00	38,774.00	SF		1.00	1.00	1.00	13.00	13.00	504,062								
REVIEW DATE 06/02/2026 BY TD Total Acres: 0.89 Total Land Value: 504,062 Market: 0 Agricultural: 0 Common: 504,062 PRINTED 07/09/2026 BY SYS																									

