



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 4																								
Exterior Wall	17	CB STUCCO 100	1701	04	870	61.9448	92.45	80,432	1947	1947	0	0	0	80.00	20.00	VALUATION SUMMARY																							
Roof Structur	09	RIDGE FRME 100	1 OFFICE 0% - 2026													Heated Area: 870																							
Roof Cover	04	BUILT-UP 100														HX Base Yr																							
Interior Wall	01	MINIMUM 100	29 30 30 29 BAS 1993													VALUATION BY												STANDARD											
Interior Floo	03	CONC FINSH 100														Tax Group: 4												Tax Dist:											
Ceiling	04	NONE 100														BUILDING MARKET VALUE												63,898											
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE												44,225											
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET												822,640											
Fixtures	0	0 100														TOTAL MARKET VALUE												930,763											
Frame	03	MASONRY 100														SOH/AGL Deduction												0											
Story Height	10	10 100														ASSESSED VALUE												930,763											
RMS	1	1 100														TOTAL EXEMPTION VALUE												0											
Stories	1.	1. 100														BASE TAXABLE VALUE												930,763											
Units	0	0 100	TOTAL JUST VALUE												930,763																								
BUD8 Adjustme	04	DIST 01 100	NCON VALUE												0																								
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												864,603												
Quality			02	Quality Level 02													2/2025KW: MISC STRG CONTAINER BEHIND (BLDG #3) = N																						
DOR CODE			2500REPAIR 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																																		
BAS	870	100	1993	870	16,086																																		
TOTALS			870		870	16,086																																	
EXTRA FEATURES						474415 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	0810	CONCRETE A	0	0	45	16			720.00	SF	6.50				6.50	100	1984	1984	3	38	1,778																		
2	0810	CONCRETE A	0	0	0	0			1,103.00	SF	6.50				6.50	100	2000	2000	3	75	5,377																		
3	0855	CONC PAVER	0	0	0	0			1,634.00	SF	10.00				10.00	100	2005	2005	3	83	13,562																		
4	0463	FENCE GATE	0	0	0	0			1.00	UT	300.00				300.00	100	2005	2005	3	61	183																		
5	0466	FNC GT 20'	0	0	0	0			2.00	UT	600.00				600.00	100	2010	2010	3	74	888																		
6	0425	CL FNC 8'	0	0	0	0			132.00	LF	10.65				10.65	100	2010	2010	3	74	1,040																		
7	0424	CL FNC 6'	0	0	0	0			9.00	LF	20.00				20.00	100	2010	2010	3	74	133																		
8	0424	CL FNC 6'	0	0	0	0			90.00	LF	20.00				20.00	100	2012	2012	3	78	1,404																		
9	0097	AWNING CN	0	0	0	0			16.00	SF	65.00				65.00	100	2017	2017	3	78	811																		
10	0402	CONC BUMPE	0	0	0	0			5.00	UT	25.00				25.00	100	2020	2020	3	98	123																		
LAND DESCRIPTION						TOTAL OB/XF												25,299																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	001200	C	STORE COMB	0	0004	CG	0.00	0.00	63,280.00	SF		1.00	1.00	1.00	13.00	13.00	822,640																						
REVIEW DATE 02/20/2025 BY KWA Total Acres: 0.00 Total Land Value: 822,640 Market: 0 Agricultural: 0 Common: 822,640 PRINTED 07/09/2026 BY SYS																																							

TESTON ELLA JEAN EILEEN/SEGER JEREMY BRUCE
95415 BARNWELL RD
FERNANDINA BEACH, FL 32034

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