



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		10	ABOVE AVG 100		0500	01	3,621	103.3200	147.23	533,120	2020	2020	0	0	0.50	99.50	VALUATION BY		STANDARD																			
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2023												Heated Area: 3113												Tax Group: 8		Tax Dist:							
Roof Cover		03	COMP SHNGL 100														HX Base Yr 2023																					
Interior Wall		05	DRYWALL 100																										BUILDING MARKET VALUE		530,454							
Interior Floor		12	HARDWOOD 90																										TOTAL MARKET OB/XF VALUE		26,037							
Interior Floor		11	CLAY TILE 10																										TOTAL LAND VALUE - MARKET		187,500							
Air Condition		03	CENTRAL 100																										TOTAL MARKET VALUE		743,991							
Heating Type		04	AIR DUCTED 100																										SOH/AGL Deduction		0							
Bedrooms			4 100																										ASSESSED VALUE		743,991							
Bathrooms			3.5 100																										TOTAL EXEMPTION VALUE		HX HB 50,000							
Frame		02	WOOD FRAME 100																										BASE TAXABLE VALUE		693,991							
Stories		2.	2. 100																										TOTAL JUST VALUE		743,991							
Units		0	100																										NCON VALUE		12,018							
Occupancy		00	NONE 100																										INCOME VALUE									
																													PREVIOUS YEAR MKT VALUE		588,117							
Quality		03	Quality Level 03																																			
DOR CODE		0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA																										03									
NEIGHBORHOOD/LOC		3027.00																																				
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS		2,048	100	2,048	300,019																																	
FGR		722	55	397	58,158																																	
FOP		138	30	41	6,006																																	
FOP		205	30	62	9,082																																	
FUS		1,065	100	1,065	156,016																																	
STR		77	10	8	1,172																																	
TOTALS		4,255		3,621	530,454																																	
EXTRA FEATURES		1365 AUTUMN TRACE, 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		0855	CONC PAVER	0 100	0	0	1,233.00	SF	10.00	10.00	100	2020	2020	3	99	12,207																						
2		0855	CONC PAVER	0 100	0	0	183.00	SF	10.00	10.00	100	2020	2020	3	99	1,812																						
3		0911	SCRN RM A	0 100	23	19	437.00	SF	17.50	17.50	100	2022	2022	3	100	7,648																						
4		0855	CONC PAVER	0 100	0	0	437.00	SF	10.00	10.00	100	2022	2022	3	100	4,370																						