



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 1										
Exterior Wall	16	WD FR STUC 100	0900	01	2,504	123.6480	146.83	367,662	2000	2000	0	0	11.00	89.00											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 2192									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	0 100																							
Occupancy	00	NONE 100																							
Quality			06 Quality Level 06																						
DOR CODE			0100 SINGLE FAMILY																						
MAP NUM			MKT AREA			03																			
NEIGHBORHOOD/LOC			3030.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,192	100	2,192	286,447																					
FGR	462	55	254	33,193																					
FOP	50	30	15	1,960																					
FOP	144	30	43	5,619																					
TOTALS			2,848			2,504			327,219																
EXTRA FEATURES					95214 SPRING BLOSSOM LN, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975										
2	0855	CONC PAVER	0 100	0	0	1,363.00	SF	7.00	7.00	100	2013	2013	3	95	9,064										
4	0855	CONC PAVER	0 100	40	3	120.00	SF	7.00	7.00	100	2013	2013	3	95	798										
5	0861	POOL GUNIT	0 100	0	0	150.00	SF	85.00	85.00	100	2012	2012	3	71	9,053										
6	0855	CONC PAVER	0 100	0	0	408.00	SF	10.00	10.00	100	2012	2012	3	94	3,835										
7	0911	SCRN RM A	0 100	0	0	558.00	SF	17.50	17.50	100	2012	2012	3	60	5,859										
8	0855	CONC PAVER	0 100	0	0	30.00	SF	10.00	10.00	100	2012	2012	3	94	282										
9	0479	VF PICKET	0 100	0	0	24.00	LF	10.00	10.00	100	2012	2012	3	85	204										
10	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	60	1,200										
TOTAL OB/XF 33,270																									
LAND DESCRIPTION																									
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	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000								
REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																									