



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	PD	NORM	% COND	VALUATION SUMMARY																																		
Exterior Wall	07	ASB SHNGLE 100	0100	01	1,376	31.8240	28.72	39,519	1940	1940	0	0	10	48.50	20.00	VALUATION BY STANDARD																																		
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 34% - 0										Heated Area: 912				HX Base Yr				Tax Group: 8						Tax Dist:																							
Roof Cover	01	MINIMUM 100											BUILDING MARKET VALUE														7,904																							
Interior Wall		N/A 100											TOTAL MARKET OB/XF VALUE														0																							
Interior Floop		N/A 100											TOTAL LAND VALUE - MARKET														150,000																							
Air Condition	99	N/A 100											TOTAL MARKET VALUE														157,904																							
Heating Type		N/A 100											SOH/AGL Deduction														34,801																							
Bedrooms		0 100											ASSESSED VALUE														123,103																							
Bathrooms		0 100											TOTAL EXEMPTION VALUE														HA HAB 25,000																							
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE														98,103																							
Stories	1.	1. 100											TOTAL JUST VALUE														157,904																							
Units		0 100											NCON VALUE														0																							
BUD8 Adjustme	05	DIST 1A 100											INCOME VALUE																																					
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE														188,734																							
Quality			01	Quality Level 01																	PERMIT NUM							DESCRIPTION																						
DOR CODE			0100	SINGLE FAMILY																	230000968							DEMO MOBILE HOME																						
MAP NUM				MKT AREA		02																																												
NEIGHBORHOOD/LOC			2001.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	912	100	912	5,239																																														
FOP	48	30	14	80																																														
FOP	54	30	16	92																																														
FSP	120	40	48	276																																														
STP	16	10	2	11																																														
UDG	323	55	178	1,022																																														
UDG	374	55	206	1,183																																														
TOTALS			1,847		1,376	7,904																																												
EXTRA FEATURES			847 CASHEN DR, 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																																		