



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	2,846	126.1872	149.85	426,473	1995	2000	0	0	0	11.00	89.00	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021										Heated Area: 2409					HX Base Yr 2021					STANDARD				
Roof Cover	03	COMP SHNGL 100																VALUATION BY					Tax Dist:				
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					379,561				
Interior Floo	13	LVT/LAMNT 70																TOTAL MARKET OB/XF VALUE					32,851				
Interior Floo	11	CLAY TILE 30																TOTAL LAND VALUE - MARKET					180,000				
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					592,412				
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					135,000				
Bedrooms	4	100																ASSESSED VALUE					457,412				
Bathrooms	3	100																TOTAL EXEMPTION VALUE					HX HB VX 55,000				
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					402,412				
Stories	1.	1. 100																TOTAL JUST VALUE					592,412				
Units	0	100																NCON VALUE					0				
Occupancy	00	NONE 100																INCOME VALUE									
Quality		06																Quality Level 06		DOR CODE		0100		SINGLE FAMILY		MAP NUM	
NEIGHBORHOOD/LOC		2031.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	2,409	100	2,409	321,280																							
FGR	544	55	299	39,876																							
FOP	48	30	14	1,867																							
FOP	288	30	86	11,469																							
FST	70	55	38	5,068																							
TOTALS	3,359		2,846	379,561																							
EXTRA FEATURES					2805 PARK SQUARE PL, FERNANDINA BEACH										BLD DATE					LGL DATE							
															XF DATE					LAND DATE							
															INC DATE					AG DATE							
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	1995	1995	3	79	2,765												
2	0812	CONCRETE C	0 100	0	0	1,360.00	SF	4.00	4.00	100	1995	1995	3	72	3,917												
3	0810	CONCRETE A	0 100	0	0	211.00	SF	6.50	6.50	100	1995	1995	3	72	987												
5	0810	CONCRETE A	0 100	6	3	18.00	SF	6.50	6.50	100	1995	1995	3	72	84												
6	0861	POOL GUNIT	0 100	0	0	361.00	SF	85.00	85.00	100	2004	2004	3	40	12,274												
7	0845	KOOL DECK	0 100	0	0	652.00	SF	7.25	7.25	100	2004	2004	3	86	4,065												
8	0910	SCRN RM L	0 100	0	0	974.00	SF	15.00	15.00	100	2004	2004	3	24	3,506												
9	0810	CONCRETE A	0 100	0	0	419.00	SF	6.50	6.50	100	2004	2004	3	86	2,342												
10	0471	VINYL FNC	0 100	0	0	154.00	LF	32.00	32.00	100	2000	2000	3	55	2,710												
11	0810	CONCRETE A	0 100	6	6	36.00	SF	6.50	6.50	100	2004	2004	3	86	201												
LAND DESCRIPTION					TOTAL OB/XF										32,851												
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		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000										