



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	05	AVERAGE 90		0900	01	1,422	131.0816	155.66	221,349	1985	1985	0	0	0	16.70	83.30	VALUATION BY						STANDARD																												
Exterior Wall	12	CEDAR 10		1 SNGL FAM - 100% - 1986										Heated Area: 1172										HX Base Yr 1986																											
Roof Structure	03	GABLE/HIP 100																BUILDING MARKET VALUE						184,384																											
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE						3,745																											
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET						110,000																											
Interior Floor	14	CARPET 80																TOTAL MARKET VALUE						298,129																											
Interior Floor	08	SHT VINYL 20																SOH/AGL Deduction						212,829																											
Air Condition	03	CENTRAL 100																ASSESSED VALUE						85,300																											
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE						55,000																											
Bedrooms	2	100																BASE TAXABLE VALUE						30,300																											
Bathrooms	2	100																TOTAL JUST VALUE						298,129																											
Frame	02	WOOD FRAME 100		NCON VALUE						0																																									
Stories	1.	1. 100		INCOME VALUE																																															
Units	0	100		PREVIOUS YEAR MKT VALUE						307,621																																									
BUD8 Adjustme	05	DIST 1A 100																																																	
Occupancy	00	NONE 100																																																	
Quality	06	Quality Level 06																																																	
DOR CODE	0100	SINGLE FAMILY																																																	
MAP NUM		MKT AREA				02																																													
NEIGHBORHOOD/LOC	2009.00																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																															
BAS	1,172	100	1,172	151,968																																															
FGR	360	55	198	25,674																																															
FOP	40	30	12	1,556																																															
FOP	132	30	40	5,186																																															
TOTALS	1,704		1,422	184,384		2125 JEKYLL CT, FERNANDINA BEACH <table><tr><td colspan="2">BLD DATE</td><td colspan="2"></td><td colspan="2">LGL DATE</td><td colspan="2"></td></tr><tr><td colspan="2">XF DATE</td><td colspan="2"></td><td colspan="2">LAND DATE</td><td colspan="2"></td></tr><tr><td colspan="2">INC DATE</td><td colspan="2"></td><td colspan="2">AG DATE</td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td><td colspan="2"></td></tr></table>														BLD DATE				LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE											
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EXTRA FEATURES																																																			
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	0811	CONCRETE B	0	100	21	3	63.00	SF	5.20	5.20	100	1985	1985	3	49.5	162																																			
2	0810	CONCRETE A	0	100	47	9	423.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,361																																			
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100																																			
4	0810	CONCRETE A	0	100	0	0	38.00	SF	6.50	6.50	100	1985	1985	3	49.5	122																																			