



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 70	0900	01	1,666	127.4200	151.31	252,082	1985	1990	0	0	15.48	84.52	STANDARD														
Exterior Wall	12	CEDAR 30	1 SNGL FAM - 100% - 2021													Heated Area: 1494													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2021													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	08	SHT VINYL 20																											
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	100																											
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	1,179	100	1,179	150,779																									
BAS	315	100	315	40,285																									
FGR	300	55	165	21,101																									
FOP	24	30	7	895																									
TOTALS	1,818		1,666	213,060																									
EXTRA FEATURES															2136 SAPELO CT, 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	1985	1985	3	60	2,100													
2	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	1985	1985	3	49.5	103													
3	0810	CONCRETE A	0	100	53	12	636.00	SF	6.50	6.50	100	1985	1985	3	49.5	2,046													
4	1242	WD DECK A	0	100	0	0	526.00	SF	10.00	10.00	100	1986	1986	3	20	1,052													
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1988	1988	3	20	864													
6	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864													
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		RS-2	90.00	121.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000												
REVIEW DATE 01/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																													