



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 2																							
Exterior Wall	12	CEDAR 100	0100	01	1,058	120.8400	109.06	115,385	2000	2001	0	0	10.50	89.50	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2006												Heated Area: 1036												HX Base Yr 2006											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floo	12	HARDWOOD 80																																				
Interior Floo	08	SHT VINYL 20																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms	1	1 100																																				
Bathrooms	1	1 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	1.	1. 100																																				
Units	0	0 100																																				
Quality			03	Quality Level 03																																		
DOR CODE			0100	SINGLE FAMILY																																		
MAP NUM																	MKT AREA		02																			
NEIGHBORHOOD/LOC			2020.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	932	100	932	90,971																																		
BAS	104	100	104	10,151																																		
FOP	12	30	4	390																																		
FOP	44	30	13	1,269																																		
STP	16	10	2	195																																		
UOP	16	20	3	293																																		
TOTALS			1,124	1,058		103,270																																
EXTRA FEATURES			95 LAWRENCE 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	0812	CONCRETE C	0	100	0	0	3,735.00	SF	4.00	4.00	100	2000	2000	3	80	11,952																						
2	0810	CONCRETE A	0	100	0	0	251.00	SF	6.50	6.50	100	2000	2000	3	80	1,305																						
3	0200	BARN WD 0-	0	100	0	0	663.00	SF	20.00	20.00	100	2000	2000	3	29	3,845																						
4	0350	CARPORT WD	0	100	9	7	63.00	SF	13.00	13.00	100	2000	2000	3	20	164																						
5	0350	CARPORT WD	0	100	14	7	98.00	SF	9.36	9.36	100	2000	2000	3	20	183																						
6	0810	CONCRETE A	0	100	9	8	72.00	SF	6.50	6.50	100	2000	2000	3	80	374																						
7	0812	CONCRETE C	0	100	0	0	1,383.00	SF	4.00	4.00	100	2006	2006	3	88	4,868																						
8	0350	CARPORT WD	0	100	7	12	84.00	SF	7.28	7.28	100	2006	2006	3	31	190																						
9	0510	GARAGE WD-	0	100	18	14	252.00	SF	35.00	35.00	100	2004	2004	3	40	3,528																						
10	0350	CARPORT WD	0	100	18	18	324.00	SF	13.00	13.00	100	2013	2013	3	65	2,738																						
LAND DESCRIPTION			TOTAL OB/XF 29,147																																			
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	000116	C	SFR MARSH	100		RS-2	100.00	430.00	2.41	AC		1.00	1.00	1.00	250,000.00	250,000.00	602,500																					
REVIEW DATE 01/24/2018 BY DJX Total Acres: 2.41 Total Land Value: 602,500 Market: 0 Agricultural: 0 Common: 602,500 PRINTED 08/02/2023 BY SYS																																						

