



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 100		0900	01	1,513	140.0562	166.32	251,642	1989	2000		0	0	0	10.75	89.25	VALUATION BY					STANDARD										
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 0% - 2023										Heated Area: 1318					HX Base Yr					Tax Group: 8					Tax Dist:				
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE					224,590														
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					7,667														
Interior Floo	15	HARDTILE 80												TOTAL LAND VALUE - MARKET					115,000														
Interior Floo	14	CARPET 20												TOTAL MARKET VALUE					347,257														
Air Condition	03	CENTRAL 100												SOH/AGL Deduction					0														
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE					347,257														
Bedrooms		3 100												TOTAL EXEMPTION VALUE					0														
Bathrooms		2 100												BASE TAXABLE VALUE					347,257														
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE					347,257														
Stories	1.	1. 100												NCON VALUE					0														
Units	0	0 100												INCOME VALUE																			
Occupancy	00	NONE 100												PREVIOUS YEAR MKT VALUE					358,711														
Quality		06	Quality Level 06																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA		02																												
NEIGHBORHOOD/LOC		2008.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,318	100	1,318	195,645																													
FGR	354	55	195	28,946																													
TOTALS		1,672	1,513	224,590																													
EXTRA FEATURES					1313 NORTH SNAPPER 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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380																		
2	0810	CONCRETE A	0	0	0	1,092.00	SF	6.50	6.50	100	1989	1989	3	59.5	4,223																		
3	0810	CONCRETE A	0	0	10	12	120.00	SF	6.50	100	1989	1989	3	59.5	464																		
4	0810	CONCRETE A	0	0	6	12	72.00	SF	6.50	100	1998	1998	3	77	360																		
5	0912	SCRN RM G	0	0	0	60.00	SF	20.00	20.00	100	1998	1998	3	20	240																		