



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	19	COMMON BRK 100	0100	01	1,385	137.2800	123.90	171,602	1955	1955		0	0	43.50	56.50	VALUATION BY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1289					HX Base Yr					STANDARD						
Roof Cover	03	COMP SHNGL 100	10 11 11 10 17 27 27 32 25 7 7 17 17 FST 2009 BAS 1993 FOP 1993																										
Interior Wall	06	CUST PANEL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		1 100																											
Frame	03	MASONRY 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA										02															
NEIGHBORHOOD/LOC			2018.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,289	100	1,289	90,234																									
FOP	119	30	36	2,520																									
FST	110	55	60	4,200																									
TOTALS			1,518		1,385	96,955																							
EXTRA FEATURES			1940 PALM DR, 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	0810	CONCRETE A	0	0	0	0	165.00	SF	6.50	6.50	100	1984	1984	3	47	504													
2	0511	GARAGE CB-	0	0	26	21	546.00	SF	40.00	40.00	100	1955	1955	3	20	4,368													
3	0510	GARAGE WD-	0	0	26	10	260.00	SF	35.00	35.00	100	1960	1960	3	20	1,820													
4	0810	CONCRETE A	0	0	2	18	36.00	SF	6.50	6.50	100	1955	1955	3	20	47													
5	0351	CARPORT MT	0	0	4	26	104.00	SF	10.00	10.00	100	1959	1959	3	20	208													
7	0510	GARAGE WD-	0	0	40	30	1,200.00	SF	35.00	35.00	100	2009	2009	3	60	25,200													
8	0810	CONCRETE A	0	0	25	30	750.00	SF	6.50	6.50	100	2009	2009	3	91	4,436													
9	0810	CONCRETE A	0	0	15	30	450.00	SF	6.50	6.50	100	2009	2009	3	91	2,662													
LAND DESCRIPTION																	TOTAL OB/XF 39,245												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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				0	RS-2	200.00	100.00	200.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	240,000										