



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	MA	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	15	CONC BLOCK 90		0100	01	1,074	125.0800	112.88	121,233	1962	1985	0	0	30	18.28	51.72	VALUATION BY		STANDARD										
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 1020		HX Base Yr										
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
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				2021.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	816	100	816	47,639																									
BAS	204	100	204	11,910																									
FST	84	55	46	2,685																									
UOP	40	20	8	467																									
TOTALS				1,144		1,074	62,702																						
EXTRA FEATURES				535 PINE RD, 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	198.00	SF	6.50	6.50	100	1980	1980	3	35	450														
3	0810	CONCRETE A	0	0	20	120.00	SF	6.50	6.50	100	2017	2017	3	97	757														
4	0855	CONC PAVER	0	0	0	546.00	SF	10.00	10.00	100	2017	2017	3	97	5,296														
5	0855	CONC PAVER	0	0	10	300.00	SF	10.00	10.00	100	2017	2017	3	97	2,910														
6	0855	CONC PAVER	0	0	12	240.00	SF	10.00	10.00	100	2017	2017	3	97	2,328														
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