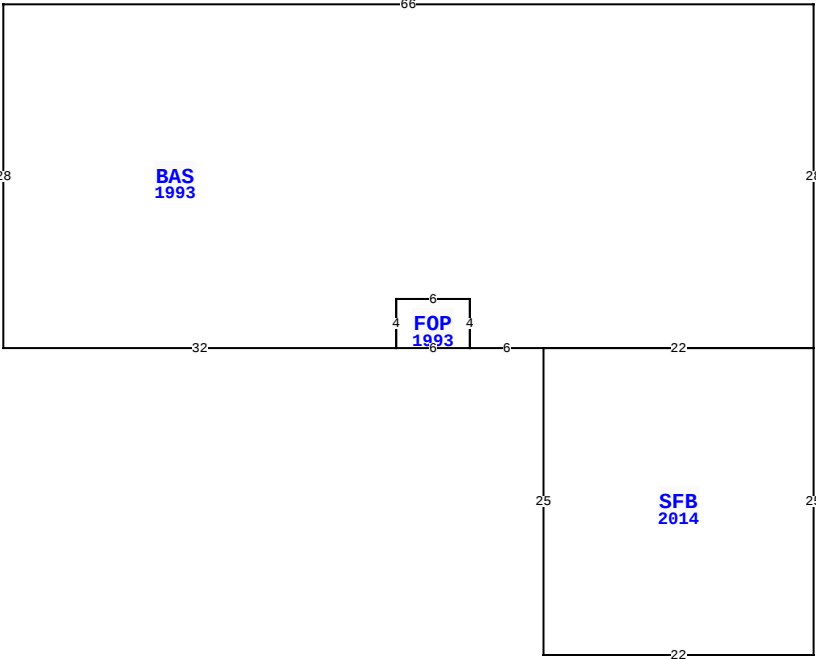




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		12	CEDAR 90		0100	01	2,271	118.5800	107.02	243,042	1982	1982	0	0	20.00	80.00	VALUATION BY		STANDARD										
Exterior Wall		21	STONE 10		1 SINGLE FAM - 100% - 2012										Heated Area: 2264					HX Base Yr 2012									
Roof Structure		03	GABLE/HIP 100																										
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floor		11	CLAY TILE 80																										
Interior Floor		07	CORK/VTILE 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		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				03																						
NEIGHBORHOOD/LOC		3029.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,824	100	1,824	156,163																									
FOP	24	30	7	599																									
SFB	550	80	440	37,671																									
TOTALS		2,398		2,271			194,434																						
EXTRA FEATURES					1383 SHADOW WOODS 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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890														
2	0811	CONCRETE B	0 100	0	0	625.00	SF	5.20	5.20	100	1982	1982	3	41	1,333														
3	0861	POOL GUNIT	0 100	0	0	528.00	SF	85.00	85.00	100	1991	1991	3	20	8,976														
4	0845	KOOL DECK	0 100	0	0	853.00	SF	7.25	7.25	100	1991	1991	3	64	3,958														
5	0910	SCRN RM L	0 100	0	0	1,303.00	SF	10.20	10.20	100	1991	1991	3	20	2,658														
6	0940	SHEDS/PORT	0 100	16	10	160.00	SF	20.10	20.10	100	1998	1998	3	20	643														
LAND DESCRIPTION										TOTAL OB/XF 19,458																			
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	0005	RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	350,000.00	315,000.00	315,000												
REVIEW DATE		08/14/2019		BY		DJA		Total Acres: 0.00		Total Land Value: 315,000		Market: 0		Agricultural: 0		Common: 315,000		PRINTED 08/02/2023 BY SYS											