



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	16	WD FR STUC 100	0500	01	3,425	109.6410	156.24	535,122	2016	2016	0	0	0	3.00	97.00	VALUATION BY	STANDARD												
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2021										Heated Area: 3039					HX Base Yr 2021					Tax Group: 8	Tax Dist:					
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					519,068											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										8,924						
Interior Floor	12	HARDWOOD 50											TOTAL LAND VALUE - MARKET										300,000						
Interior Floor	14	CARPET 50											TOTAL MARKET VALUE										827,992						
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										281,203						
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										546,789						
Bedrooms	4	100											TOTAL EXEMPTION VALUE										50,000						
Bathrooms	3.5	100											BASE TAXABLE VALUE										496,789						
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										827,992						
Stories	1.	1. 100	DOR CODE										NCON VALUE					14,288											
Units	0	100	MAP NUM										INCOME VALUE																
Occupancy	00	NONE 100	MKT AREA										PREVIOUS YEAR MKT VALUE					624,401											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				2122.00																									
NEIGHBORHOOD/LOC			2122.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	3,039	100	3,039	460,569																									
FGR	539	55	296	44,860																									
FOP	39	30	12	1,819																									
FSP	195	40	78	11,821																									
TOTALS			3,812		3,425	519,068																							
EXTRA FEATURES					96155 OCEAN BREEZE 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960													
2	0855	CONC PAVER	0	100	0	0	682.00	SF	10.00	10.00	100	2016	2016	3	97	6,615													
3	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2016	2016	3	97	349													