



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 2																						
Exterior Wall	05	AVERAGE 100	0800	02	1,512	117.2000	82.04	124,044	1997	1997	0	0	0	58.00	42.00	VALUATION SUMMARY																					
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0													Heated Area: 1512										HX Base Yr											
Roof Cover	03	COMP SHNGL 100	BAS 1997													VALUATION BY										STANDARD											
Interior Wall	04	PLYWOOD 70														Tax Group: 8										Tax Dist:											
Interior Wall	05	DRYWALL 30														BUILDING MARKET VALUE										62,745											
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE										1,521											
Interior Floo	08	SHT VINYL 20														TOTAL LAND VALUE - MARKET										198,000											
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										262,266											
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										26,404											
Bedrooms	3	100														ASSESSED VALUE										235,862											
Bathrooms	2	100														TOTAL EXEMPTION VALUE										0											
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										235,862											
Stories	1.	1. 100	TOTAL JUST VALUE										262,266																								
Units	0	100	NCON VALUE										0																								
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										261,342														
Quality			03	Quality Level 03																																	
DOR CODE			0200 MOBILE HOME																																		
MAP NUM			MKT AREA												02																						
NEIGHBORHOOD/LOC			2001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,512	100	1,512	52,098																																	
TOTALS			1,512	1,512												52,098																					
EXTRA FEATURES			815 ADAMS 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																				
2	0810	CONCRETE A	0	0	0	0	192.00	SF	6.50	6.50	100	1993	1993	3	68	849																					
3	1242	WD DECK A	0	0	8	26	208.00	SF	10.00	10.00	100	1999	1999	3	20	416																					
4	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	1999	1999	3	20	256																					
LAND DESCRIPTION																		TOTAL OB/XF										1,521									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	000102	C	SFR/MH	0		RM	165.00	136.00	165.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	198,000																				
REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 08/02/2023 BY SYS																																					

[illegible]