



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	10	ABOVE AVG 90	0900	11	2,542	137.3645	163.12	414,651	1997	1997	0	0	0	12.05	87.95	VALUATION BY	STANDARD									PAGE 1 of 1																								
Exterior Wall	14	WD SHINGLE 10	1 SNGL FAM - 100% - 2022										Heated Area: 2227				HX Base Yr 2022																																	
Roof Structur	03	GABLE/HIP 100																																																
Roof Cover	03	COMP SHNGL 100																																																
Interior Wall	05	DRYWALL 100																																																
Interior Floo	14	CARPET 90																																																
Interior Floo	11	CLAY TILE 10																																																
Air Condition	03	CENTRAL 100																																																
Heating Type	04	AIR DUCTED 100																																																
Bedrooms	4	100																																																
Bathrooms	2	100																																																
Frame	02	WOOD FRAME 100																																																
Stories	1.	1. 100																																																
Units	0	100																																																
Quality			04	Quality Level 04																																														
DOR CODE			0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA			03																																												
NEIGHBORHOOD/LOC			3033.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	2,227	100	2,227	319,494																																														
FGR	462	55	254	36,439																																														
FOP	140	30	42	6,025																																														
PTO	384	5	19	2,726																																														
TOTALS			3,213	2,542	364,686																																													
EXTRA FEATURES										4984 SPANISH OAKS CIR, 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	1997	1997	3	81	2,835																																		
2	0812	CONCRETE C	0	100	0	0	1,454.00	SF	4.00	4.00	100	1997	1997	3	75	4,362																																		
3	0825	BRICK	0	100	0	0	69.00	SF	12.50	12.50	100	1997	1997	3	93	802																																		
4	0910	SCRN RM L	0	100	32	12	384.00	SF	15.00	15.00	100	2002	2002	3	21	1,210																																		
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