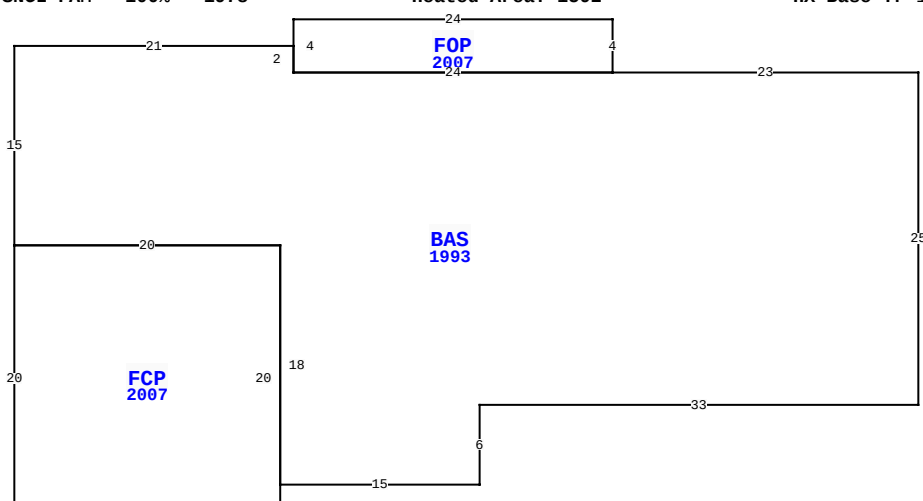


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		10	ABOVE AVG 50		0900	01	1,721	116.6000		138.46	238,290	1962	1995	0	0	0	17.88	82.12	VALUATION BY		STANDARD																		
Exterior Wall		19	COMMON BRK 50		1 SNGL FAM - 100% - 1978										Heated Area: 1592										HX Base Yr 1978														
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE										195,684									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE										7,388									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET										233,750									
Interior Floo		14	CARPET 80																	TOTAL MARKET VALUE										436,822									
Interior Floo		11	CLAY TILE 20																	SOH/AGL Deduction										336,030									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE										100,792									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE										HX HB SX		100,000							
Bedrooms			3 100																	BASE TAXABLE VALUE										792									
Bathrooms			1.5 100																	TOTAL JUST VALUE										436,822									
Frame		02	WOOD FRAME 100																	NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE										382,984																								
BUD8 Adjustme		02	DIST FB 100																																				
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		01																																		
NEIGHBORHOOD/LOC		1007.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,592	100	1,592	181,015																																			
FCP	400	25	100	11,370																																			
FOP	96	30	29	3,297																																			
TOTALS					2,088		1,721	195,684	107 N 20TH ST, FERNANDINA BEACH										BLD DATE					LGL DATE															
EXTRA FEATURES															XF DATE					LAND DATE																			
															INC DATE					AG DATE																			
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	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	2000	2000	3	20	720																								
2	0940	SHEDS/PORT	0 100	12	18	216.00	SF	30.00	30.00	100	2000	2000	3	20	1,296																								
3	0350	CARPORT WD	0 100	5	18	90.00	SF	13.00	13.00	100	2000	2000	3	20	234																								
4	0810	CONCRETE A	0 100	48	18	864.00	SF	6.50	6.50	100	2001	2001	3	82	4,605																								
5	0810	CONCRETE A	0 100	0	0	100.00	SF	6.50	6.50	100	2001	2001	3	82	533																								
LAND DESCRIPTION										TOTAL OB/XF										7,388																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0006	R-1	75.00	137.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00	233,750																						
REVIEW DATE	08/28/2019	BY	DJA	Total Acres: 0.00		Total Land Value: 233,750				Market: 0				Agricultural: 0				Common: 233,750				PRINTED 08/02/2023 BY SYS																	