



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
Element	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																
Exterior Wall	10	ABOVE AVG 100	0300	12	1,733	191.4200	162.71	281,976	1981	1995	0	0	0	13.00	87.00	STANDARD																
Roof Structure	03	GABLE/HIP 100	1 SFR PATIO - 100% - 2018										Heated Area: 1578										HX Base Yr 2018									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	14	CARPET 80																														
Interior Floor	11	CLAY TILE 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.5	1.5 100																														
Units		0 100																														
BUD8 Adjustme	02	DIST FB 100																														
Quality		03	Quality Level		03																											
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		01																											
NEIGHBORHOOD/LOC		1025.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,084	100	1,084	153,449																												
FGR	240	55	132	18,686																												
FOP	15	30	4	566																												
FOP	63	30	19	2,689																												
FUS	494	100	494	69,930																												
TOTALS		1,896		1,733	245,319																											
EXTRA FEATURES					529 TARPON AVE, FERNANDINA BEACH										BLD DATE					LGL DATE												
															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	0810	CONCRETE A	0	100	0	0	638.00	SF	6.50	6.50	100	1981	1981	3	38	1,576																
2	1126	CB/STC 8"	0	100	10	3	30.00	SF	8.00	8.00	100	1981	1981	3	38	91																
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803																
4	0850	PEBBLE WLK	0	100	10	9	90.00	SF	3.50	3.50	100	1981	1981	3	38	120																
5	0850	PEBBLE WLK	0	100	97	3	291.00	SF	3.50	3.50	100	1981	1981	3	38	387																
6	1126	CB/STC 8"	0	100	27	5	135.00	SF	8.00	8.00	100	1981	1981	3	38	410																
7	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	1993	1993	3	68	1,326																
8	0351	CARPORT MT	0	100	10	9	90.00	SF	5.50	5.50	100	1993	1993	3	20	99																
10	0851	PATIO STON	0	100	18	7	126.00	SF	0.75	0.75	100	1993	1993	3	68	64																
LAND DESCRIPTION										TOTAL OB/XF										5,876												
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	000165	C	SFR PATIO	100	0006	R-3	43.00	100.00	1.00	UT		1.00	1.00	1.00	250,000.00	250,000.00	250,000															