



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																					
Exterior Wall		10	ABOVE AVG 100		0320		12	1,397	191.1562	181.60	253,695	1983	2000	0	0	0	10.50	89.50	VALUATION BY																				
Roof Structur		03	GABLE/HIP 100		1 TOWNHOUSE - 100% - 2022															Heated Area: 1150					HX Base Yr 2022					STANDARD									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					227,057														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					964														
Interior Floo		14	CARPET 80																	TOTAL LAND VALUE - MARKET					150,000														
Interior Floo		11	CLAY TILE 20																	TOTAL MARKET VALUE					378,021														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					172,149														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					205,872														
Bedrooms			2 100																	TOTAL EXEMPTION VALUE					50,000														
Bathrooms			2.5 100																	BASE TAXABLE VALUE					155,872														
Frame		07	SPECIAL 100																	TOTAL JUST VALUE					378,021														
Stories		3.	3. 100																	NCON VALUE					0														
Units			0 100																	INCOME VALUE																			
BUD8 Adjustme		02	DIST FB 100																	PREVIOUS YEAR MKT VALUE					293,246														
Quality		02	Quality Level 02																	PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0100	SINGLE FAMILY																	20091122					REPAIR/RRF					2,100					08/25/2009				
MAP NUM			MKT AREA																	200400					REPAIR/RRF					0					01/20/2004				
NEIGHBORHOOD/LOC		1017.00																		19990100					REMODEL					2,400					03/23/1999				
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAL		165		15		25		4,063																															
BAS		541		100		541		87,930																															
FCP		441		25		110		17,879																															
FOP		68		30		20		3,251																															
FST		168		55		92		14,953																															
FUS		609		100		609		98,982																															
TOTALS		1,992				1,397		227,057																															
EXTRA FEATURES										925 TARPON AV, 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		0810		CONCRETE A		0 100		11 28		308.00		SF		6.50		6.50		100		1983		1983		3		44		881											
2		1242		WD DECK A		0 100		3 4		12.00		SF		12.50		12.50		100		2011		2011		3		55		83											