



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	26	AL SIDING 70	0100	01	1,516	111.1800	100.34	152,115	1952	1995	0	0	0	13.43	86.57	VALUATION BY					STANDARD											
Exterior Wall	05	AVERAGE 30	1 SINGLE FAM - 100% - 0										Heated Area: 1080					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE										131,686									
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										15,749									
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										174,000									
Interior Floor	14	CARPET 80											TOTAL MARKET VALUE										321,435									
Interior Floor	08	SHT VINYL 20											SOH/AGL Deduction										242,502									
Air Condition	03	CENTRAL 100											ASSESSED VALUE										78,933									
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										55,000									
Bedrooms	3	100											BASE TAXABLE VALUE										23,933									
Bathrooms	1.5	100											TOTAL JUST VALUE										321,435									
Frame	02	WOOD FRAME 100											NCON VALUE										0									
Stories	1.	100											INCOME VALUE																			
Units	0	100											PREVIOUS YEAR MKT VALUE										270,445									
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	1011.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,080	100	1,080	93,813																												
FEP	216	80	173	15,028																												
FOP	75	30	22	1,911																												
STR	9	10	1	87																												
STR	18	10	2	174																												
UDG	432	55	238	20,674																												
TOTALS	1,830		1,516	131,686																												
EXTRA FEATURES					306 S 16TH ST, 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	0	0	1,315.00	SF	6.50	6.50	100	1980	1980	3	35	2,992																
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1964	1964	3	20	600																
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30	18.30	100	1986	1986	3	20	293																
4	0825	BRICK	0	100	0	0	130.00	SF	8.75	8.75	100	1986	1986	3	83	944																
5	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2014	2014	3	78	10,920																