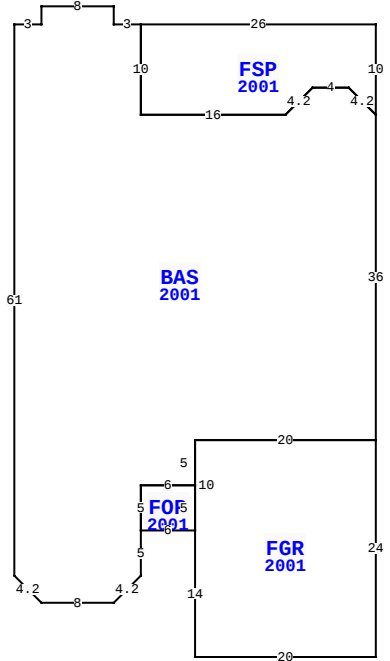




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	16	WD FR STUC 70		0900	01	2,259	125.0480	148.49	335,439	2001	2001	0	0	0	10.50	89.50	VALUATION BY		STANDARD																				
Exterior Wall	23	REINF CONC 30		1 SNGL FAM - 100% - 2014										Heated Area: 1890					HX Base Yr 2014																				
Roof Structur	08	IRREGULAR 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	15	HARDTILE 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	3	100																																					
Bathrooms	2	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
Occupancy	00	NONE 100																																					
Quality		05	Quality Level 05																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		01																																		
NEIGHBORHOOD/LOC		1081.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,890	100	1,890	251,178																																			
FGR	480	55	264	35,085																																			
FOP	30	30	9	1,196																																			
FSP	239	40	96	12,758																																			
TOTALS		2,639		2,259	300,218																																		
EXTRA FEATURES					409 GEORGIA AVE, 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	2001	2001	3	86	3,010																							
2	1126	CB/STC 8"	0	100	8	5	40.00	SF	8.00	8.00	100	2001	2001	3	82	262																							
3	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	100	2001	2001	3	82	490																							
4	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50	6.50	100	2001	2001	3	82	2,644																							
5	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2001	2001	3	82	96																							
6	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48																							
LAND DESCRIPTION										TOTAL OB/XF																		6,550											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.05	185,000.00	194,250.00	194,250																						

Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE		300,218
TOTAL MARKET OB/XF VALUE		6,550
TOTAL LAND VALUE - MARKET		194,250
TOTAL MARKET VALUE		501