



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	2,553	125.5584	149.10	380,652	2002	2002		0		0	10.00	90.00	VALUATION BY		STANDARD													
Exterior Wall	23	REINF CONC 30		1 SNGL FAM - 100% - 2021										Heated Area: 2162					HX Base Yr 2021					Tax Group: 2		Tax Dist:							
Roof Structure	08	IRREGULAR 100																						BUILDING MARKET VALUE		342,587							
Roof Cover	03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE		7,365							
Interior Wall	05	DRYWALL 100																						TOTAL LAND VALUE - MARKET		194,250							
Interior Floo	12	HARDWOOD 90																						TOTAL MARKET VALUE		544,202							
Interior Floo	15	HARDTILE 10																						SOH/AGL Deduction		120,365							
Air Condition	03	CENTRAL 100												ASSESSED VALUE		423,837																	
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE		HX HB		50,000															
Bedrooms		4 100												BASE TAXABLE VALUE		373,837																	
Bathrooms		2.5 100												TOTAL JUST VALUE		544,202																	
Frame	02	WOOD FRAME 100												NCON VALUE		0																	
Stories	1.5	1.5 100												INCOME VALUE																			
Units		0 100												PREVIOUS YEAR MKT VALUE		551,781																	
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	958	100	958	128,554																													
FGR	502	55	276	37,037																													
FOP	45	30	14	1,878																													
FSP	220	40	88	11,809																													
FUS	1,204	100	1,204	161,564																													
PTO	260	5	13	1,744																													
TOTALS		3,189		2,553	342,587																												
EXTRA FEATURES				401 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	2002	2002	3	87	3,045																	
2	0819	CONC 12"	0	100	3	5	15.00	SF	9.50	9.50	100	2002	2002	3	83	118																	
3	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2002	2002	3	83	308																	
4	0810	CONCRETE A	0	100	43	16	688.00	SF	6.50	6.50	100	2002	2002	3	83	3,712																	
5	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2002	2002	3	83	81																	
6	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2002	2002	3	21	101																	