



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	0500	01	2,970	117.1522	166.94	495,812	1996	1996	0	0	0	13.00	87.00	VALUATION BY						STANDARD						
Exterior Wall	17	CB STUCCO 30	1 SFR CUST - 100% - 2021										Heated Area: 2640										HX Base Yr 2021					
Roof Structure	08	IRREGULAR 100															BUILDING MARKET VALUE						431,356					
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE						17,340					
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET						225,000					
Interior Floor	14	CARPET 80															TOTAL MARKET VALUE						673,696					
Interior Floor	15	HARDTILE 20															SOH/AGL Deduction						196,431					
Air Condition	03	CENTRAL 100															ASSESSED VALUE						477,265					
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE						HX HB 50,000					
Bedrooms	4	100															BASE TAXABLE VALUE						427,265					
Bathrooms	3	100															TOTAL JUST VALUE						673,696					
Frame	02	WOOD FRAME 100	NCON VALUE						0																			
Stories	1.	1. 100	INCOME VALUE																									
Units	0	100	PREVIOUS YEAR MKT VALUE						555,041																			
Occupancy	00	NONE 100																										
Quality			05	Quality Level 05																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA			01																					
NEIGHBORHOOD/LOC			1080.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,640	100	2,640	383,428																								
FGR	432	55	238	34,567																								
FOP	106	30	32	4,648																								
FOP	200	30	60	8,714																								
TOTALS			3,378		2,970	431,356																						
EXTRA FEATURES			2766 OCEAN OAKS DR, 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	1996	1996	3	80	2,800												
2	0810	CONCRETE A	0	100	0	0	1,373.00	SF	6.50	6.50	100	1996	1996	3	73	6,515												
3	0861	POOL GUNIT	0	100	0	0	191.00	SF	85.00	85.00	100	1996	1996	3	20	3,247												
5	0819	CONC 12"	0	100	0	0	314.00	SF	9.50	9.50	100	1996	1996	3	73	2,178												
6	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	1996	1996	3	20	800												
7	0910	SCRN RM L	0	100	20	26	520.00	SF	15.00	15.00	100	1996	1996	3	20	1,560												
8	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	20	240												
LAND DESCRIPTION																												
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	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000											