



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	10	ABOVE AVG 80	0300	11	1,773	150.1140	127.60	226,235	1989	1993	0	0	0	14.10	85.90	VALUATION BY																																																					
Exterior Wall	16	WD FR STUC 20	1 SFR PATIO - 0% - 2023										Heated Area: 1477										HX Base Yr																																														
Roof Structure	03	GABLE/HIP 100																																																																			
Roof Cover	03	COMP SHNGL 100																																																																			
Interior Wall	05	DRYWALL 100																																																																			
Interior Floor	12	HARDWOOD 60																																																																			
Interior Floor	11	CLAY TILE 40																																																																			
Air Condition	03	CENTRAL 100																																																																			
Heating Type	04	AIR DUCTED 100																																																																			
Bedrooms	2	100																																																																			
Bathrooms	2	100																																																																			
Frame	02	WOOD FRAME 100																																																																			
Stories	1.	1. 100																																																																			
Units	0	100																																																																			
Quality			03	Quality Level 03																																																																	
DOR CODE			0100	SINGLE FAMILY																																																																	
MAP NUM			MKT AREA			01																																																															
NEIGHBORHOOD/LOC			1075.00																																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																	
BAS	1,327	100	1,327	145,450																																																																	
FGR	494	55	272	29,813																																																																	
FOP	80	30	24	2,630																																																																	
SFB	187	80	150	16,441																																																																	
TOTALS			2,088		1,773	194,336																																																															
EXTRA FEATURES										150 IBIS CT, 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	0811	CONCRETE B	0	0	47	17	846.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,618																																																					
2	0810	CONCRETE A	0	0	44	3	75.00	SF	6.50	6.50	100	1989	1989	3	59.5	290																																																					
3	0810	CONCRETE A	0	0	0	0	151.00	SF	6.50	6.50	100	1989	1989	3	59.5	584																																																					
4	0858	SCULP CONC	0	0	0	0	234.00	SF	13.00	13.00	100	2002	2002	3	95	2,890																																																					