



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 100		0500	01	2,364	103.1940	147.05	347,626	2002	2002	0	0	0	9.50	90.50	VALUATION BY																																																							
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 82.78% - 2022												Heated Area: 1876												HX Base Yr 2022												STANDARD																																
Roof Cover		12	MODULAR MT 100																										Tax Group: 2										Tax Dist:																																		
Interior Wall		05	DRYWALL 100																										BUILDING MARKET VALUE										314,602																																		
Interior Floo		12	HARDWOOD 80																										TOTAL MARKET OB/XF VALUE										698																																		
Interior Floo		14	CARPET 20																										TOTAL LAND VALUE - MARKET										326,200																																		
Air Condition		03	CENTRAL 100																										TOTAL MARKET VALUE										641,500																																		
Heating Type		04	AIR DUCTED 100																										SOH/AGL Deduction										37,278																																		
Bedrooms			3 100																										ASSESSED VALUE										604,222																																		
Bathrooms			3.5 100																										TOTAL EXEMPTION VALUE										HX HB 50,000																																		
Frame		02	WOOD FRAME 100																										BASE TAXABLE VALUE										554,222																																		
Stories		2.	2. 100																										TOTAL JUST VALUE										641,500																																		
Units		0	0 100																										NCON VALUE										0																																		
Occupancy		00	NONE 100																										INCOME VALUE																																												
																													PREVIOUS YEAR MKT VALUE										595,562																																		
Quality		01	Quality Level 01																										PERMIT NUM										DESCRIPTION										AMT										ISSUED														
DOR CODE		0100	SINGLE FAMILY																										20060343										XF0B										100										02/14/2006														
MAP NUM			MKT AREA																										20053231										REMODEL										1,000										12/22/2005														
NEIGHBORHOOD/LOC		1003.00																											20053165										ELEC OTHER										1,000										12/12/2005														
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										20053018										REMODEL										1,000										11/15/2005												
APT		392	100	392	52,168																										20052780										REMODEL										40,000										10/04/2005												
FOP		50	30	15	1,996																										20041506										OTHER										1,000										04/20/2005												
HXB		600	100	600	79,848																																																																				
HXB		600	100	600	79,848																																																																				
HXB		128	100	128	17,034																																																																				
HXB		156	100	156	20,761																																																																				
HXG		400	55	220	29,278																																																																				
HXP		42	30	13	1,730																																																																				
HXP		559	30	168	22,357																																																																				
HXU		18	55	10	1,331																																																																				
TOTALS		3,057		2,364	314,602																																																																				
EXTRA FEATURES														820 SOMERUELUS 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		1242	WD DECK A	0 100	6	6	36.00	SF	10.00	10.00	100	2002	2002	3	21	76																																																									
2		1242	WD DECK A	0 100	6	6	36.00	SF	10.00	10.00	100	2002	2002	3	21	76																																																									
3		0851	PATIO STON	0 100	15	3	45.00	SF	1.13	1.13	100	2002	2002	3	83	42																																																									
4		0825	BRICK	0 100	15	2	30.00	SF	6.25	6.25	100	2002	2002	3	95	178																																																									
5		0851	PATIO STON	0 100	0	0	200.00	SF	1.13	1.13	100	2005	2005	3	87	196																																																									
6		1242	WD DECK A	0 100	12	4	48.00	SF	10.00	10.00	100	2005	2005	3	27	130																																																									