



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	PAGE 1 of 1																														
Exterior Wall	10	ABOVE AVG 100	0500	01	2,176	131.8590	187.90	408,870	2020	2020	0	0	0.50	99.50	VALUATION SUMMARY																														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2021													Heated Area: 2094										HX Base Yr 2021																			
Roof Cover	03	COMP SHNGL 100														STP 2020										FUS 2020										BAS 2020									
Interior Wall	05	DRYWALL 100																																											
Interior Floop	12	HARDWOOD 100																																											
Air Condition	03	CENTRAL 100																																											
Heating Type	04	AIR DUCTED 100																																											
Bedrooms	04	4 100																																											
Bathrooms	02	3.5 100																																											
Frame	02	WOOD FRAME 100																																											
Stories	2.	2. 100																																											
Units	00	0 100																																											
Occupancy	00	NONE 100																																											
Quality			06	Quality Level 06																																									
DOR CODE			0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA												01																														
NEIGHBORHOOD/LOC			1003.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	1,203	100	1,203	224,914																																									
FOP	260	30	78	14,583																																									
FUS	891	100	891	166,582																																									
STP	35	10	4	748																																									
TOTALS			2,389	2,176	406,826																																								
EXTRA FEATURES			831 GARDEN 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	0855	CONC PAVER	0 100	0	0	34.00	SF	10.00	10.00	100	2020	2020	3	99	337																														
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465																														
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	0010		46.00	93.00	46.60	FF		1.00	1.00	1.00	3,500.00	3,500.00	163,100																												
REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 163,100 Market: 0 Agricultural: 0 Common: 163,100 PRINTED 08/02/2023 BY SYS																																													