



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		0900	01	2,115	102.3120	121.50	256,972	2012	2012	0	0	0	4.50	95.50	VALUATION SUMMARY																
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2013										Heated Area: 1671					HX Base Yr 2013					VALUATION BY					STANDARD				
Roof Cover		12	MODULAR MT 100												Tax Group: 2					Tax Dist:					245,408									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE					9,677														
Interior Floo		12	HARDWOOD 80												TOTAL MARKET OB/XF VALUE					195,720														
Interior Floo		14	CARPET 20												TOTAL LAND VALUE - MARKET					450,805														
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE					247,472														
Heating Type		04	AIR DUCTED 100												ASSESSSED VALUE					203,333														
Bedrooms		2	100												TOTAL EXEMPTION VALUE					HX HB SX 100,000														
Bathrooms		2.5	100												BASE TAXABLE VALUE					103,333														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					450,805														
Stories		2.	100												NCON VALUE					0														
Units		0	100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					362,333																								
Quality		01	Quality Level 01																															
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	969	100	969	112,436																														
FGR	450	55	248	28,776																														
FOP	90	30	27	3,133																														
FOP	105	30	32	3,713																														
FSP	288	40	115	13,344																														
FUS	702	100	702	81,455																														
PTO	15	5	1	117																														
STR	8	10	1	117																														
STR	8	10	1	117																														
STR	10	10	1	117																														
TOTALS	2,735		2,115	245,408																														
EXTRA FEATURES					902 SAN FERNANDO 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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	96	3,360																			
2	0855	CONC PAVER	0	100	0	960.00	SF	7.00	7.00	100	2012	2012	3	94	6,317																			