



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	11	2,574	150.3274	214.22	551,402	2021	2021	0	0	0.00	100.00	VALUATION BY STANDARD										
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022													Heated Area: 2120									
Roof Cover	13	STAND SEAM 100														HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																							
Interior Floor	13	LVT/LAMMT 70																							
Interior Floor	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		2 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
Quality			03	Quality Level 03																					
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	1,264	100	1,264	270,774																					
FOP	200	30	60	12,853																					
FSP	200	40	80	17,138																					
FUS	856	100	856	183,372																					
UAT	484	10	48	10,283																					
UDG	484	55	266	56,983																					
TOTALS			3,488		2,574	551,402																			
EXTRA FEATURES			1021 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	0855	CONC PAVER	0 100	0	0	921.00	SF	10.00	10.00	100	2021	2021	3	100	9,210										
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500										
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.20	3,500.00	4,200.00	195,720								
REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 195,720 Market: 0 Agricultural: 0 Common: 195,720 PRINTED 08/02/2023 BY SYS																									