

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	MA	NORM	% COND	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG 100	0500	01	3,359	117.0148	166.75	560,113	2017	2017	0	0	20	2.00	78.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2023										Heated Area: 2825				HX Base Yr 2023						STANDARD							
Roof Cover	03	COMP SHNGL 90											VALUATION BY										STANDARD							
Roof Cover	12	MODULAR MT 10											Tax Group: 2										Tax Dist:				436,888			
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										TOTAL MARKET OB/XF VALUE				15,039			
Interior Floo	12	HARDWOOD 50											TOTAL LAND VALUE - MARKET										TOTAL MARKET VALUE				636,927			
Interior Floo	14	CARPET 50											SOH/AGL Deduction										ASSESSED VALUE				636,927			
Air Condition	03	CENTRAL 100											TOTAL EXEMPTION VALUE										HX HB				50,000			
Heating Type	04	AIR DUCTED 100											BASE TAXABLE VALUE										TOTAL JUST VALUE				636,927			
Bedrooms	4	100											NCON VALUE										INCOME VALUE				0			
Bathrooms	3	100											PREVIOUS YEAR MKT VALUE														581,616			
Frame	02	WOOD FRAME 100																												
Stories	1.5	1.5 100																												
Units	0	100																												
Occupancy	00	NONE 100																												
Quality		06	Quality Level 06																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA		01																									
NEIGHBORHOOD/LOC		1210.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,956	100	1,956	254,407																										
FGR	704	55	387	50,335																										
FOP	30	30	9	1,171																										
FOP	161	30	48	6,243																										
FSP	192	40	77	10,015																										
FUS	869	100	869	113,027																										
STP	15	10	2	261																										
STP	18	10	2	261																										
STR	91	10	9	1,171																										
TOTALS	4,036		3,359	436,888																										
EXTRA FEATURES					1548 N COASTAL OAKS CIR, 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		938.00	SF	7.00					6,369															
2	0811	CONCRETE B	0	100	0	0		1,326.00	SF	5.20					6,688															
3	0855	CONC PAVER	0	100	5	11		55.00	SF	7.00					373															
4	0855	CONC PAVER	0	100	0	0		237.00	SF	7.00					1,609															