



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	16	WD FR STUC 60	0100	01	2,660	110.9808	100.16	266,426	1998	1998	0	0	0	12.00	88.00	VALUATION BY																
Exterior Wall	17	CB STUCCO 40	1 SINGLE FAM - 100% - 1999										Heated Area: 2273										HX Base Yr 1999									
Roof Structure	08	IRREGULAR 100											Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										234,455									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										8,380									
Interior Floor	14	CARPET 70											TOTAL LAND VALUE - MARKET										400,000									
Interior Floor	12	HARDWOOD 30											TOTAL MARKET VALUE										642,835									
Air Condition	03	CENTRAL 100	SOH/AGL Deduction										395,938										246,897									
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE										246,897										50,000									
Bedrooms	4	100	TOTAL EXEMPTION VALUE										HX HB										196,897									
Bathrooms	2	100	BASE TAXABLE VALUE										196,897										642,835									
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE										642,835										0									
Stories	3.	3. 100	NCON VALUE										0										INCOME VALUE									
Units	0	100	PREVIOUS YEAR MKT VALUE										505,916																			
Occupancy	00	NONE 100																														
Quality			04	Quality Level 04																												
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM				MKT AREA			01																									
NEIGHBORHOOD/LOC			1040.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
FGR	625	55	344	30,320																												
FOP	48	30	14	1,234																												
FOP	96	30	29	2,556																												
FUS	755	100	755	66,546																												
FUS	1,050	100	1,050	92,548																												
SFB	585	80	468	41,250																												
TOTALS			3,159		2,660	234,455																										
EXTRA FEATURES				2804 KIMBERLY 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	0810	CONCRETE A	0 100	25 46	1,150.00	SF	6.50	6.50	100	1998	1998	3	77	5,756																		
2	0810	CONCRETE A	0 100	4 30	120.00	SF	6.50	6.50	100	1998	1998	3	77	601																		
3	1241	WD DECK G	0 100	0 0	400.00	UT	15.53	15.53	100	1998	1998	3	27	1,677																		
4	1242	WD DECK A	0 100	8 10	80.00	SF	10.00	10.00	100	1998	1998	3	20	160																		
5	1241	WD DECK G	0 100	4 15	60.00	UT	11.50	11.50	100	1998	1998	3	27	186																		