



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	10	ABOVE AVG 70	0500	01	3,202	109.3880	155.88	499,128	2019	2019		0	0	1.15	98.85	VALUATION BY	STANDARD																		
Exterior Wall	17	CB STUCCO 30	1 SFR CUST - 100% - 2021										Heated Area: 2758										HX Base Yr 2021												
Roof Structure	03	GABLE/HIP 100																																	
Roof Cover	12	MODULAR MT 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floor	12	HARDWOOD 60																																	
Interior Floor	11	CLAY TILE 40																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms	4	100																																	
Bathrooms	3.5	100																																	
Frame	03	MASONRY 100																																	
Stories	3.	100																																	
Units	0	100																																	
Occupancy	00	NONE 100																																	
Quality	03	Quality Level 03																																	
DOR CODE	0100	SINGLE FAMILY																																	
MAP NUM		MKT AREA																																	
NEIGHBORHOOD/LOC	1040.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAL	384	15	58	8,937																															
BAS	610	100	610	93,993																															
FGR	464	55	255	39,292																															
FOP	36	30	11	1,695																															
FOP	384	30	115	17,720																															
FUS	1,074	100	1,074	165,490																															
FUS	1,074	100	1,074	165,490																															
UOP	24	20	5	770																															
TOTALS	4,050		3,202	493,388																															
EXTRA FEATURES					1636 IRENE CT, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980																			
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2019	2019	3	93	35,573																			
3	0855	CONC PAVER	0	100	0	0	1,176.00	SF	10.00	10.00	100	2018	2018	3	98	11,525																			
4	0812	CONCRETE C	0	100	0	0	1,170.00	SF	4.00	4.00	100	2019	2019	3	99	4,633																			
5	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2019	2019	3	93	2,678																			
6	0476	VF 6 SBPL	0	100	0	0	294.00	LF	32.00	32.00	100	2019	2019	3	96	9,032																			
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576																			
LAND DESCRIPTION										TOTAL OB/XF										65,997															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	00006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000																		