



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	05	AVERAGE 100			0900	01	1,459	116.7390	138.63	202,261	1989	1989	0	0	0	15.50	84.50	VALUATION BY					STANDARD											
Roof Structur	03	GABLE/HIP 100			1 SNGL FAM - 100% - 2008										Heated Area: 1239					HX Base Yr 2008					Tax Group: 2					Tax Dist:				
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE					170,911														
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE					6,123														
Interior Floo	14	CARPET 80													TOTAL LAND VALUE - MARKET					150,000														
Interior Floo	08	SHT VINYL 20													TOTAL MARKET VALUE					327,034														
Air Condition	03	CENTRAL 100													SOH/AGL Deduction					135,601														
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE					191,433														
Bedrooms		3 100													TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms		2 100													BASE TAXABLE VALUE					141,433														
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE					327,034														
Stories	1.	1. 100													NCON VALUE					0														
Units		0 100													INCOME VALUE																			
Occupancy	00	NONE 100													PREVIOUS YEAR MKT VALUE					251,745														
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA			01																												
NEIGHBORHOOD/LOC		1013.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,095	100	1,095	128,271																														
FGR	220	55	121	14,174																														
FOP	75	30	22	2,577																														
FST	140	55	77	9,020																														
SFB	180	80	144	16,869																														
TOTALS		1,710		1,459	170,911																													
EXTRA FEATURES					209 SEA WOODS DR, FERNANDINA BEACH										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380																		
2	0810	CONCRETE A	0	100	56	16	896.00	SF	6.50	6.50	100	1989	1989	3	59.5	3,465																		
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1989	1989	3	59.5	278																		