



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	19	COMMON BRK 60	0900	01	1,732	137.0600	162.76	281,900	1961	2000	0	0	0	15.80	84.20	VALUATION BY																										
Exterior Wall	27	PREFIN MTL 40	1 SNGL FAM - 100% - 2023										Heated Area: 1539					HX Base Yr 2023					STANDARD																			
Roof Structur	03	GABLE/HIP 100											237,360										BUILDING MARKET VALUE																			
Roof Cover	03	COMP SHNGL 100											5,931										TOTAL MARKET OB/XF VALUE																			
Interior Wall	05	DRYWALL 100											262,500										TOTAL LAND VALUE - MARKET																			
Interior Floo	12	HARDWOOD 70											505,791										TOTAL MARKET VALUE																			
Interior Floo	11	CLAY TILE 30											323,251										SOH/AGL Deduction																			
Air Condition	03	CENTRAL 100											182,540										ASSESSED VALUE																			
Heating Type	04	AIR DUCTED 100											50,000										TOTAL EXEMPTION VALUE																			
Bedrooms	3	100											132,540										BASE TAXABLE VALUE																			
Bathrooms	2	100											505,791										TOTAL JUST VALUE																			
Frame	03	MASONRY 100											0										NCON VALUE																			
Stories	1.5	1.5 100	TOTALS										0										INCOME VALUE																			
Units	0	100											456,627										PREVIOUS YEAR MKT VALUE																			
BUD8 Adjustme	02	DIST FB 100																																								
Occupancy	00	NONE 100																																								
Quality	05	Quality Level 05																																								
DOR CODE	0100	SINGLE FAMILY																																								
MAP NUM		MKT AREA																																								
NEIGHBORHOOD/LOC	1083.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	837	100	837	114,706																																						
FOP	76	30	23	3,152																																						
FUS	702	100	702	96,205																																						
UGR	378	45	170	23,297																																						
			1,993	1,732	237,360																																					
EXTRA FEATURES			202 JEAN LAFITTE BLVD, 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	69	10	690.00	SF	6.50	6.50	100	1975	1975	3	27	1,211																										
2	1242	WD DECK A	0	100	14	8	112.00	SF	10.00	10.00	100	2005	2005	3	27	302																										
3	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	1961	1961	3	20	83																										
4	0825	BRICK	0	100	5	4	20.00	SF	25.00	25.00	100	1961	1961	3	41.4	207																										
6	1242	WD DECK A	0	100	0	0	260.00	SF	10.00	10.00	100	2005	2005	3	27	702																										
7	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	2005	2005	3	44	475																										
8	0855	CONC PAVER	0	100	0	0	128.00	SF	10.00	10.00	100	2005	2005	3	87	1,114																										
9	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1993	1993	3	68	530																										
10	1242	WD DECK A	0	100	0	0	201.00	SF	10.00	10.00	100	2013	2013	3	65	1,307																										
LAND DESCRIPTION			TOTAL OB/XF										5,931																													
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	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	250,000.00	262,500.00	262,500																									