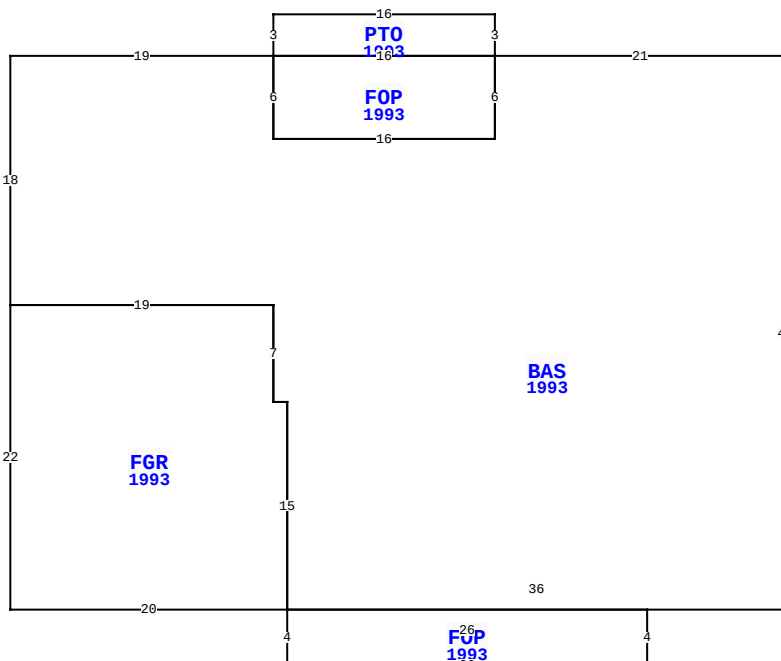




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																	
Exterior Wall		05	AVERAGE 100		0900	01	2,011	115.3460	136.97	275,447	1992	1992	0	0	0	14.75	85.25	VALUATION SUMMARY																
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2023										Heated Area: 1711										HX Base Yr 2023									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		14	CARPET 90																															
Interior Floo		08	SHT VINYL 10																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			4 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units		00	0 100																															
Occupancy		00	NONE 100																															
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												01																			
NEIGHBORHOOD/LOC			1046.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,711	100	1,711	199,788																														
FGR	433	55	238	27,791																														
FOP	96	30	29	3,386																														
FOP	104	30	31	3,620																														
PTO	48	5	2	234																														
TOTALS		2,392		2,011	234,819																													
EXTRA FEATURES					2214 RYAN RD, 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	1992	1992	3	74	2,590																			
2	0812	CONCRETE C	0 100	0	0	1,219.00	SF	4.00	4.00	100	1992	1992	3	66	3,218																			
3	0810	CONCRETE A	0 100	26	20	520.00	SF	9.75	9.75	100	2009	2009	3	91	4,614																			
LAND DESCRIPTION																	TOTAL OB/XF 10,422																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000																	