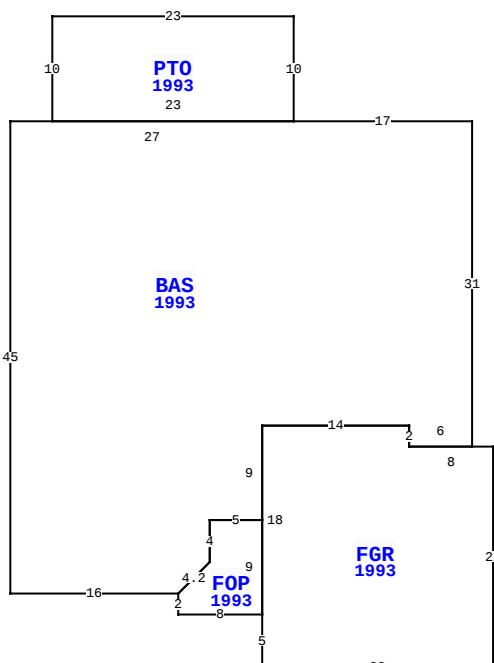




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 80								0900	01	1,932	115.5616	137.23	265,128	1989	1989	0	0	0	15.70	84.30	VALUATION BY																
Exterior Wall	12	CEDAR 20								1 SNGL FAM - 100% - 2023										Heated Area: 1633										HX Base Yr 2023									
Roof Structure	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 80																																					
Interior Floor	08	SHT VINYL 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	3	100																																					
Bathrooms	2	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	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	1,633	100	1,633	188,914																																			
FGR	490	55	270	31,235																																			
FOP	56	30	17	1,967																																			
PTO	230	5	12	1,388																																			
TOTALS		2,409		1,932	223,503																																		
EXTRA FEATURES										2442 PIRATES BAY DR, FERNANDINA BEACH										BLD DATE																			
																				XF DATE																			
																				LGL DATE																			
																				LAND 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	0812	CONCRETE C	0	100	0	0	1,594.00	SF	4.00	4.00	100	1989	1989	3	59.5	3,794																							