

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 60			0500	01	4,240	114.2240	162.77	690,145	2007	2007	0	0	0	7.20	92.80	VALUATION BY									
Exterior Wall	23	REINF CONC 40			1 SFR CUST - 100% - 2022												Heated Area: 3410										
Roof Structure	08	IRREGULAR 100															HX Base Yr 2022										
Roof Cover	11	SLATE 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floor	15	HARDTILE 60																									
Interior Floor	14	CARPET 40																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms	6	100																									
Bathrooms	4.5	100																									
Frame	02	WOOD FRAME 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										01												
NEIGHBORHOOD/LOC					1023.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,012	100	1,012	152,863																							
DCX	412	15	62	9,365																							
FGR	690	55	380	57,400																							
FOP	12	30	4	604																							
FOP	48	30	14	2,115																							
FOP	78	30	23	3,474																							
FOP	78	30	23	3,474																							
FOP	144	30	43	6,495																							
FOP	153	30	46	6,948																							
FST	25	55	14	2,115																							
TOTALS	5,483		4,240	640,455																							
EXTRA FEATURES					749 WHITE IBIS WAY, 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											
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220												
3	0409	ELEVATOR R	0 100	0	0	1.00	UT	14,280.00	14,280.00	100	2007	2007	3	100	14,280												
4	0855	CONC PAVER	0 100	0	0	1,168.00	SF	10.00	10.00	100	2007	2007	3	89	10,395												
7	0479	VF PICKET	0 100	0	0	152.00	LF	10.00	10.00	100	2008	2008	3	76	1,155												
8	0861	POOL GUNIT	0 100	0	0	288.00	SF	85.00	85.00	100	2022	2022	3	100	24,480												
9	0855	CONC PAVER	0 100	0	0	664.00	SF	10.00	10.00	100	2022	2022	3	100	6,640												
10	0476	VF 6 SBPL	0 100	0	0	126.00	LF	32.00	32.00	100	2022	2022	3	100	4,032												
11	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600												
LAND DESCRIPTION					TOTAL OB/XF 64,802																						
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	0003	R-2	60.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000										