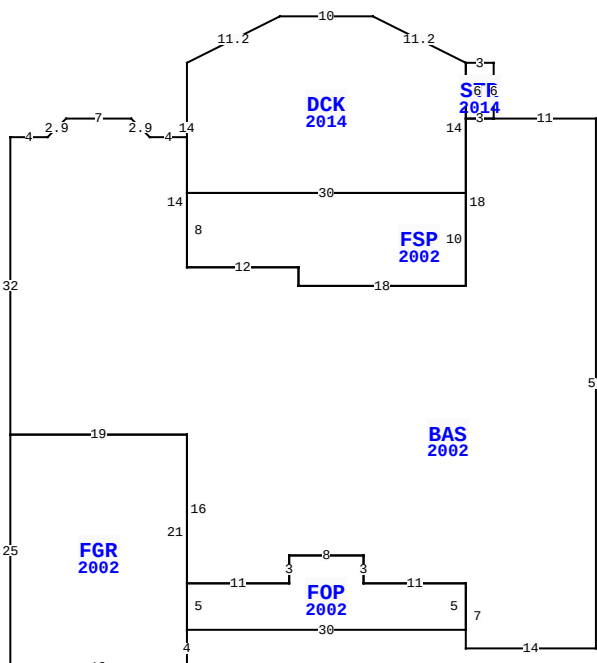




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																			
Exterior Wall	16	WD FR STUC 80	0500	01	2,861	122.6324	174.75	499,960	2002	2002	0	0	10.00	90.00	VALUATION BY																			
Exterior Wall	23	REINF CONC 20	1 SFR CUST - 100% - 2022										Heated Area: 2384										HX Base Yr 2022											
Roof Structure	08	IRREGULAR 100																																
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floo	14	CARPET 60																																
Interior Floo	15	HARDTILE 40																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms	4	100																																
Bathrooms	3	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		1080.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,384	100	2,384	374,944																														
DCK	520	10	52	8,178																														
FGR	475	55	261	41,049																														
FOP	174	30	52	8,178																														
FSP	276	40	110	17,301																														
STR	18	10	2	315																														
TOTALS		3,847		2,861	449,964																													
EXTRA FEATURES					482 CROSSWIND DR, FERNANDINA BEACH										BLD DATE					LGL DATE					08/01/2023					MLU				
															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	2002	2002	3	87	3,045																			
2	0835	QUARY TILE	0 100	5	6	30.00	SF	20.00	20.00	100	2003	2003	3	84	504																			
3	0855	CONC PAVER	0 100	0	0	69.00	SF	7.00	7.00	100	2014	2014	3	95	459																			
4	0855	CONC PAVER	0 100	0	0	656.00	SF	7.00	7.00	100	2014	2014	3	95	4,362																			
5	0810	CONCRETE A	0 100	5	3	15.00	SF	6.50	6.50	100	2002	2002	3	83	81																			
6	1242	WD DECK A	0 100	6	5	30.00	SF	10.00	10.00	100	2002	2002	3	21	63																			
7	1242	WD DECK A	0 100	4	4	16.00	SF	15.00	15.00	100	2002	2002	3	21	50																			
8	0462	ST/AL FNC	0 100	0	0	812.00	SF	10.00	10.00	100	2014	2014	3	78	6,334																			
LAND DESCRIPTION										TOTAL OB/XF										14,898														
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		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																	