



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	16	WD FR STUC 100	0900	01	2,764	112.3920	133.47	368,911	1988	1994	0	0	0	14.00	86.00	VALUATION BY																
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022										Heated Area: 2300					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE					317,263				
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					68,135				
Interior Floo	14	CARPET 70																					TOTAL LAND VALUE - MARKET					250,000				
Interior Floo	12	HARDWOOD 30																					TOTAL MARKET VALUE					635,398				
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					0				
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					635,398				
Bedrooms		3 100																					TOTAL EXEMPTION VALUE					13 635,398				
Bathrooms		2.5 100																					BASE TAXABLE VALUE					0				
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE					635,398				
Stories	1.	1. 100																					NCON VALUE					0				
Units		0 100																					INCOME VALUE									
BUD8 Adjustme	02	DIST FB 100																					PREVIOUS YEAR MKT VALUE					597,674				
Occupancy	00	NONE 100																														
Quality		04	Quality Level 04																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		01																											
NEIGHBORHOOD/LOC		1073.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,917	100	1,917	220,041																												
BAS	383	100	383	43,962																												
FGR	440	55	242	27,778																												
FOP	76	30	23	2,640																												
FOP	98	30	29	3,329																												
FST	48	55	26	2,984																												
UOP	720	20	144	16,529																												
TOTALS	3,682		2,764	317,263																												
EXTRA FEATURES					2422 LOS ROBLES, 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	0812	CONCRETE C	0	100	0	0	1,188.00	SF	4.00	4.00	100	1988	1988	3	57	2,709																
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1988	1988	3	57	278																
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320																
4	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2021	2021	3	98	39,984																
5	0911	SCRN RM A	0	100	0	0	960.00	SF	17.50	17.50	100	2021	2021	3	97	16,296																
6	0855	CONC PAVER	0	100	0	0	480.00	SF	10.00	10.00	100	2021	2021	3	100	4,800																
7	0476	VF 6 SBPL	0	100	0	0	68.00	LF	32.00	32.00	100	2021	2021	3	99	2,154																
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594																
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