



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										
Exterior Wall	10	ABOVE AVG 50	0100	01	2,386	111.1320	100.30	239,316	1930	2013	0	0	0	4.25	95.75	VALUATION SUMMARY										
Exterior Wall	16	WD FR STUC 50	1 SINGLE FAM - 100% - 2014													Heated Area: 1902										
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2014										
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 70																								
Interior Floo	11	CLAY TILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	1	100																								
Bathrooms	1.5	100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	100																								
Units	0	100																								
BUD8 Adjustme	02	DIST FB 100																								
Occupancy	00	NONE 100																								
Quality	03	Quality Level 03																								
DOR CODE	0100	SINGLE FAMILY																								
MAP NUM		MKT AREA																								
NEIGHBORHOOD/LOC		1005.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	974	100	974	93,540																						
BAS	156	100	156	14,982																						
BAS	743	100	743	71,356																						
FGR	745	55	410	39,375																						
FOP	110	30	33	3,169																						
FOP	42	30	13	1,249																						
SFB	36	80	29	2,785																						
STR	24	10	2	192																						
STR	24	10	2	192																						
UOP	60	20	12	1,153																						
TOTALS	2,974		2,386	229,145																						
EXTRA FEATURES					129 N 4TH ST, 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											
5	0855	CONC PAVER	0 100	45 20	900.00	SF	10.00	10.00	100	2013	2013	3	95	8,550												
6	0810	CONCRETE A	0 100	21 8	168.00	SF	6.50	6.50	100	2013	2013	3	95	1,037												
7	0825	BRICK	0 100	0 0	8.00	SF	12.50	12.50	100	2013	2013	3	98	98												
8	0855	CONC PAVER	0 100	0 0	258.00	SF	10.00	10.00	100	2013	2013	3	95	2,451												
9	1126	CB/STC 8"	0 100	0 0	292.00	SF	8.00	8.00	100	2013	2013	3	95	2,219												
10	0855	CONC PAVER	0 100	0 0	1,982.00	SF	10.00	10.00	100	2013	2013	3	95	18,829												
11	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920												
12	1242	WD DECK A	0 100	7 2	14.00	SF	10.00	10.00	100	2013	2013	3	65	91												