



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 100	0100	01	960	103.6260	93.52	89,779	1974	1985	0	0	0	16.50	83.50	VALUATION BY STANDARD																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 960					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover	03	COMP SHNGL 100	24 40 BAS 1993 40 24															BUILDING MARKET VALUE					74,965									
Interior Wall	04	PLYWOOD 100																TOTAL MARKET OB/XF VALUE					2,154									
Interior Floor	08	SHT VINYL 100																TOTAL LAND VALUE - MARKET					175,000									
Air Condition	02	WINDOW 100																TOTAL MARKET VALUE					252,119									
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					50,006									
Bedrooms		3 100																ASSESSED VALUE					202,113									
Bathrooms		1 100																TOTAL EXEMPTION VALUE					0									
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					202,113									
Stories	1.	1. 100																TOTAL JUST VALUE					252,119									
Units		0 100																NCON VALUE					0									
BUD8 Adjustme	02	DIST FB 100																INCOME VALUE														
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE					250,938									
Quality																							02	Quality Level 02								
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM				MKT AREA			01																									
NEIGHBORHOOD/LOC			1001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	960	100	960	74,965																												
TOTALS			960		960	74,965																										
EXTRA FEATURES										515 CALHOUN ST, FERNANDINA BEACH										BLD DATE XF DATE INC 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	0810	CONCRETE A	0	0	0	0	319.00	SF	6.50	6.50	100	1974	1974	3	26	539																
2	0810	CONCRETE A	0	0	0	0	452.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,454																
3	0810	CONCRETE A	0	0	25	2	50.00	SF	6.50	6.50	100	1985	1985	3	49.5	161																