



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	PD	NORM	% COND	VALUATION SUMMARY																																																		
Exterior Wall	10	ABOVE AVG 100	0500	11	3,420	143.1373	203.97	697,577	1904	2020	0	109.5	0.50	109.50		VALUATION BY	STANDARD																																																	
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 0														Tax Group: 2	Tax Dist:																																																
Roof Cover	03	COMP SHNGL 100	Heated Area: 3243														BUILDING MARKET VALUE																																																	
Interior Wall	05	DRYWALL 100	HX Base Yr														TOTAL MARKET OB/XF VALUE																																																	
Interior Floor	12	HARDWOOD 70															TOTAL LAND VALUE - MARKET																																																	
Interior Floor	15	HARDTILE 30															TOTAL MARKET VALUE																																																	
Air Condition	03	CENTRAL 100															SOH/AGL Deduction																																																	
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE																																																	
Bedrooms	4	100															TOTAL EXEMPTION VALUE																																																	
Bathrooms	3	100															BASE TAXABLE VALUE																																																	
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE																																																	
Stories	2.	2. 100															NCON VALUE																																																	
Units	0	100															INCOME VALUE																																																	
BUD8 Adjustme	02	DIST FB 100															PREVIOUS YEAR MKT VALUE																																																	
Quality					05	Quality Level 05																																																												
DOR CODE					0100	SINGLE FAMILY																																																												
MAP NUM					MKT AREA				01																																																									
NEIGHBORHOOD/LOC					1005.00																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																														
BAS	1,119	100	1,119	249,925																																																														
BAS	887	100	887	198,108																																																														
BAS	325	100	325	72,588																																																														
FOP	16	30	5	1,117																																																														
FOP	244	30	73	16,305																																																														
FUS	912	100	912	203,693																																																														
UGR	198	45	89	19,878																																																														
UOP	49	20	10	2,234																																																														
TOTALS					3,750	3,420	763,847																																																											
EXTRA FEATURES					20 S 6TH 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																																																	
2	0825	BRICK	0	100	0	0	586.00	SF	12.50	12.50	100	1990	1990	3	87	6,373																																																		
4	0858	SCULP CONC	0	100	10	46	460.00	SF	13.00	13.00	100	1998	1998	3	93	5,561																																																		
6	1243	WD DECK F	0	100	8	5	40.00	SF	8.00	8.00	100	1993	1993	3	20	64																																																		
7	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	800																																																		
8	0825	BRICK	0	100	0	0	153.00	SF	12.50	12.50	100	1960	1960	3	39.8	761																																																		
9	0810	CONCRETE A	0	100	11	14	154.00	SF	6.50	6.50	100	1992	1992	3	66	661																																																		
10	0810	CONCRETE A	0	100	3	9	27.00	SF	6.50	6.50	100	1992	1992	3	66	116																																																		
11	1242	WD DECK A	0	100	5	9	45.00	SF	10.00	10.00	100	1998	1998	3	20	90																																																		
13	0810	CONCRETE A	0	100	7	11	77.00	SF	6.50	6.50	100	1960	1960	3	20	100																																																		
LAND DESCRIPTION					TOTAL OB/XF 14,526																																																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES																																																
1	000100	C	SFR	100	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	50.00	50.00	250,000																																																	