



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 2											
Exterior Wall	23	REINF CONC 100	0500	01	4,424	114.1140	162.61	719,387	1885	1990	0	0	0	16.00	84.00	VALUATION BY										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 2023												Heated Area: 3974											
Roof Cover	03	COMP SHNGL 100													HX Base Yr											
Interior Wall	03	PLASTER 50																								
Interior Wall	05	DRYWALL 50																								
Interior Floo	12	HARDWOOD 100																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		4 100																								
Frame	04	REIN CONC 100																								
Stories	2.	2. 100																								
Units	0	100																								
BUD8 Adjustme	02	DIST FB 100																								
Occupancy	00	NONE 100																								
Quality			04	Quality Level 04																						
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	2,052	100	2,052	280,288																						
FOP	50	30	15	2,049																						
FOP	271	30	81	11,064																						
FUS	1,922	100	1,922	262,530																						
UEP	500	60	300	40,978																						
UOP	271	20	54	7,376																						
TOTALS			5,066		4,424	604,285																				
EXTRA FEATURES			27 S 7TH ST, FERNANDINA BEACH												BLD DATE				LGL DATE							
															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	0825	BRICK	0	0	0	0	841.00	SF	12.50	12.50	100	1984	1984	3	81	8,515										
2	0528	GLASS ROOM	0	0	11	13	143.00	SF	45.00	45.00	100	1984	1984	3	20	1,287										
3	0825	BRICK	0	0	11	13	143.00	SF	12.50	12.50	100	1984	1984	3	81	1,448										
4	0504	FP-ELECTRI	0	0	0	0	4.00	UT	2,000.00	2,000.00	100	1900	1900	3	20	1,600										
5	1131	REINFR	8	0	0	178	2	356.00	SF	9.45	9.45	100	1900	1900	3	50	1,682									
6	0819	CONC 12"	0	0	5	11	55.00	SF	9.50	9.50	100	1940	1940	3	20	105										
7	0819	CONC 12"	0	0	7	5	35.00	SF	9.50	9.50	100	1940	1940	3	20	67										
8	0819	CONC 12"	0	0	7	5	35.00	SF	9.50	9.50	100	1940	1940	3	20	67										
9	0819	CONC 12"	0	0	10	5	50.00	SF	9.50	9.50	100	1960	1960	3	20	95										
10	0810	CONCRETE A	0	0	0	0	562.00	SF	6.50	6.50	100	1940	1940	3	20	731										
LAND DESCRIPTION			TOTAL OB/XF												15,597											
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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	SFR		0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	50.00	50.00	500,000								

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