



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	12	CEDAR 100	0500	01	1,966	119.9814	170.97	336,127	1891	1990	0	0	0	16.00	84.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2021										Heated Area: 1902										STANDARD									
Roof Cover	12	MODULAR MT 80											HX Base Yr 2021										Tax Group: 2									
Roof Cover	02	ROLL COMP 20																					Tax Dist:									
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE									
Interior Floo	12	HARDWOOD 100																					TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE									
Bedrooms		3 100																					SOH/AGL Deduction									
Bathrooms		2 100																					ASSESSED VALUE									
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE									
Stories	1.5	1.5 100																					BASE TAXABLE VALUE									
Units		0 100																					TOTAL JUST VALUE									
BUD8 Adjustme	02	DIST FB 100																					NCON VALUE									
Occupancy	00	NONE 100																					INCOME VALUE									
Quality			04	Quality Level 04																		PREVIOUS YEAR MKT VALUE										
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM				MKT AREA																		01										
NEIGHBORHOOD/LOC			1002.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,254	100	1,254	180,093																												
FOP	98	30	29	4,165																												
FUS	648	100	648	93,063																												
UOP	175	20	35	5,027																												
TOTALS			2,175		1,966	282,347																										
EXTRA FEATURES										810 ATLANTIC AV, 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	0940	SHEDS/PORT	0	100	16	11	176.00	SF	13.20	13.20	100	2003	2003	3	22	511																
2	0830	FLAGSTONE	0	100	16	6	96.00	SF	12.00	12.00	100	1940	1940	3	20	230																
3	0819	CONC 12"	0	100	4	8	32.00	SF	9.50	9.50	100	1940	1940	3	20	61																
4	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	1999	1999	3	20	24																
5	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2003	2003	3	22	26																
6	0940	SHEDS/PORT	0	100	7	3	21.00	SF	30.00	30.00	100	2003	2003	3	22	139																
7	0858	SCULP CONC	0	100	0	0	540.00	SF	13.00	13.00	100	2003	2003	3	96	6,739																
8	0851	PATIO STON	0	100	8	8	64.00	SF	0.75	0.75	100	2003	2003	3	84	40																
9	1076	TRELLIS A	0	100	8	11	88.00	SF	7.50	7.50	100	2003	2003	3	36	238																
LAND DESCRIPTION										TOTAL OB/XF 8,008																						
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	100	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	50.00	50.00	250,000															