

FERNANDINA COTTAGES LLC
435 LOCUST STREET
SANTA CRUZ, CA 95060

00-00-31-1800-0130-0031

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2															
ELEMENT		CD	04 SINGLE SID 100		0100		MDL	01	466	79.0020		EFF. BASE RATE		71.30		REPL. COST NEW		33,226		1944		1985		ECON		FNCT		0		0		26.00		74.00	
Exterior Wall		03	GABLE/HIP 100		2		SINGLE FAM		- 0% - 0		Heated Area:		444		HX Base Yr																				
Roof Structur		12	MODULAR MT 100		02		WALL BD/WD 70		05		DRYWALL 30		09		PINE WOOD 100		01		NONE 100		02		CONVECTION 100												
Roof Cover		02	WALL BD/WD 70																																
Interior Wall		05	DRYWALL 30																																
Interior Floo		09	PINE WOOD 100																																
Air Condition		01	NONE 100																																
Heating Type		02	CONVECTION 100																																
Bedrooms			1 100																																
Bathrooms			1 100																																
Frame		02	WOOD FRAME 100																																
Stories		1.	1. 100																																
Units		0	0 100																																
BUD8 Adjustme		02	DIST FB 100																																
Occupancy		00	NONE 100																																
Quality		02	Quality Level 02																																
DOR CODE		0800	MULTI-FAMILY																																
MAP NUM			MKT AREA																																
NEIGHBORHOOD/LOC		1009	.00																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS		444	100	444	23,426																														
FOP		72	30	22	1,161																														
TOTALS		516		466	24,587																														
EXTRA FEATURES		318 S 9TH 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																		