

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		30	VINYL 100		0900	01	1,110	122.1120	145.01	160,961	1940	2020	0	0	0	0.50	99.50	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2023										Heated Area: 1090					HX Base Yr 2023					Tax Group: 2		Tax Dist:							
Roof Cover		03	COMP SHNGL 100		28 37 43 19 11 6 6 11 9 BAS 1993 FOP 1993																				170,019									
Interior Wall		05	DRYWALL 100																						1,302									
Interior Floo		13	LVT/LAMNT 80																						100,000									
Interior Floo		11	CLAY TILE 20																						271,321									
Air Condition		03	CENTRAL 100																						271,321									
Heating Type		04	AIR DUCTED 100																						50,000									
Bedrooms			3 100																						221,321									
Bathrooms			2 100																						271,321									
Frame		02	WOOD FRAME 100																						0									
Stories		1.	1. 100																						271,321									
Units			0 100												0																			
BUD8 Adjustme		02	DIST FB 100												221,321																			
Occupancy		00	NONE 100												271,321																			
Quality		03	Quality Level 03												271,321																			
DOR CODE		0100	SINGLE FAMILY												221,321																			
MAP NUM			MKT AREA												221,321																			
NEIGHBORHOOD/LOC		1009.00																																
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																										
BAS		1,090		100		1,090		157,271																										
FOP		66		30		20		2,886																										
TOTALS		1,156		1,110		160,156																												
EXTRA FEATURES										321 S 10TH 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	0810	CONCRETE A		0	100	17	4	68.00	SF	6.50	6.50	100	2004	2004	3	86	380																	
2	1242	WD DECK A		0	100	12	16	192.00	SF	10.00	10.00	100	2004	2004	3	24	461																	
3	0940	SHEDS/PORT		0	100	8	8	64.00	SF	30.00	30.00	100	2004	2004	3	24	461																	
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