



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		05	AVERAGE 70		0100	01	1,076	146.2800	132.02	142,054	1971	2000	0	0	0	10.68	89.32	VALUATION BY						STANDARD										
Exterior Wall		10	ABOVE AVG 30		1 SINGLE FAM - 0% - 0										Heated Area: 1064										HX Base Yr									
Roof Structure		03	GABLE/HIP 100		38 28 BAS 1993 28 10 FOP 1993 10															BUILDING MARKET VALUE						126,883								
Roof Cover		12	MODULAR MT 100																	TOTAL MARKET OB/XF VALUE						12,186								
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET						85,000								
Interior Floor		11	CLAY TILE 70																	TOTAL MARKET VALUE						224,069								
Interior Floor		14	CARPET 30																	SOH/AGL Deduction						42,193								
Air Condition		03	CENTRAL 100																	ASSESSED VALUE						181,876								
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE						0								
Bedrooms		3	100																	BASE TAXABLE VALUE						181,876								
Bathrooms		1.5	100																	TOTAL JUST VALUE						224,069								
Frame		02	WOOD FRAME 100																	NCON VALUE						0								
Stories		1.	1. 100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE						217,838																							
BUD8 Adjustme		05	DIST 1A 100																															
Occupancy		00	NONE 100																															
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		02																													
NEIGHBORHOOD/LOC		2017.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,064	100	1,064	125,467																														
FOP	40	30	12	1,415																														
TOTALS		1,104		1,076	126,883																													
EXTRA FEATURES					1320 S 5TH 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																		
1	0510	GARAGE WD-	0	0	0	0		500.00	SF	70.00		70.00	100	1980	1980	3	20	7,000																
2	0811	CONCRETE B	0	0	82	10		820.00	SF	5.20		5.20	100	2019	2019	3	99	4,221																
3	0810	CONCRETE A	0	0	50	3		150.00	SF	6.50		6.50	100	2019	2019	3	99	965																