

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		25	MOD METAL 100		6500	01	990	67.7160	23.70	23,463	2022	2022	0	0	0	1.00	99.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		4 GARAGE RES - 0% - 2023													Heated Area: 990				HX Base Yr 2021							
Roof Cover		12	MODULAR MT 100		22 45 22 45 BAS 2023														BUILDING MARKET VALUE		326,624								
Interior Wall		01	MINIMUM 100																TOTAL MARKET OB/XF VALUE		40,785								
Interior Floo		03	CONC FINSH 100																TOTAL LAND VALUE - MARKET		680,000								
Air Condition		01	NONE 100																TOTAL MARKET VALUE		1,047,409								
Heating Type		01	NONE 100																SOH/AGL Deduction		462,968								
Bedrooms			0 0																ASSESSED VALUE		584,441								
Bathrooms			0 100																TOTAL EXEMPTION VALUE		HX HB		50,000						
Frame		05	STEEL 100																BASE TAXABLE VALUE		534,441								
Stories		1.	1. 100																TOTAL JUST VALUE		1,047,409								
																			NCON VALUE		27,154								
					INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE		689,964																						
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				01																						
NEIGHBORHOOD/LOC		1001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	990	100	990	23,228																									
TOTALS					990		990	23,228																					
EXTRA FEATURES					416 FIR 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														