



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		16	WD FR STUC 70		0500	01	2,283	125.6409	179.04	408,748	2006	2006		0		0	8.00	92.00	VALUATION BY		STANDARD																							
Exterior Wall		15	CONC BLOCK 30		1 SFR CUST - 0% - 2023										Heated Area: 1978										HX Base Yr																			
Roof Structure		08	IRREGULAR 100																											VALUATION BY														
Roof Cover		07	CONC TILE 100																											BUILDING MARKET VALUE						376,048								
Interior Wall		05	DRYWALL 100																											TOTAL MARKET OB/XF VALUE						5,825								
Interior Floor		11	CLAY TILE 70																											TOTAL LAND VALUE - MARKET						115,000								
Interior Floor		14	CARPET 30																											TOTAL MARKET VALUE						496,873								
Air Condition		03	CENTRAL 100																											SOH/AGL Deduction						0								
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE						496,873																							
Bedrooms			3 100												TOTAL EXEMPTION VALUE						0																							
Bathrooms			2.5 100												BASE TAXABLE VALUE						496,873																							
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE						496,873																							
Stories		2.	2. 100												NCON VALUE						0																							
Units			0 100												INCOME VALUE																													
															PREVIOUS YEAR MKT VALUE						467,315																							
Quality		04	Quality Level 04												PERMIT NUM						DESCRIPTION				AMT		ISSUED																	
DOR CODE		0100	SINGLE FAMILY												M10383						MECH OTHER				0		09/01/2005																	
MAP NUM			MKT AREA		03												R08238						REPAIR/RRF				10,000		09/01/2005															
NEIGHBORHOOD/LOC		3021.00													P09382						OTHER				0		04/01/2005																	
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												C14827						CO ISSUED				151,585		03/01/2005															
BAS		1,266	100	1,266	208,532												E14675						ELEC OTHER				2,000		03/01/2005															
FGR		420	55	231	38,049												B14827						NEW CONSTR				151,585		03/01/2005															
FOP		92	30	28	4,612																																							
FSP		116	40	46	7,577																																							
FUS		712	100	712	117,278																																							
TOTALS		2,606		2,283	376,048																																							
EXTRA FEATURES					95117 ELDERBERRY LN, FERNANDINA BEACH															BLD DATE					11/02/2006					0					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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820																												
2	0810	CONCRETE A	0	0	0	0	466.00	SF	6.50	6.50	100	2006	2006	3	88	2,666																												
3	0810	CONCRETE A	0	0	28	4	112.00	SF	6.50	6.50	100	2006	2006	3	88	641																												
4	0855	CONC PAVER	0	0	0	0	112.00	SF	7.00	7.00	100	2007	2007	3	89	698																												