



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 80		0900	01	1,793	104.1200	123.64	221,687	2004	2004	0	0	0	8.60	91.40	VALUATION BY					STANDARD											
Exterior Wall	16	WD FR STUC 20		1 SNGL FAM - 0% - 2023										Heated Area: 1543					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Structure	03	GABLE/HIP 100												BUILDING MARKET VALUE					202,622														
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					3,415														
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					65,000														
Interior Floor	14	CARPET 70												TOTAL MARKET VALUE					271,037														
Interior Floor	08	SHT VINYL 30												SOH/AGL Deduction					0														
Air Condition	03	CENTRAL 100												ASSESSED VALUE					271,037														
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					0														
Bedrooms	4	100												BASE TAXABLE VALUE					271,037														
Bathrooms	2	100												TOTAL JUST VALUE					271,037														
Frame	02	WOOD FRAME 100		NCON VALUE					0																								
Stories	1.	1. 100		INCOME VALUE																													
Units	0	100		PREVIOUS YEAR MKT VALUE					226,322																								
Occupancy	00	NONE 100																															
Quality		02		Quality Level 02																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA		04																											
NEIGHBORHOOD/LOC		4044.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,543	100	1,543	174,370																													
FGR	430	55	236	26,670																													
FOP	27	30	8	904																													
PTO	120	5	6	678																													
TOTALS		2,120				1,793		202,622																									
EXTRA FEATURES										96041 PIEDMONT DR, 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	0810	CONCRETE A	0	0	0	0	611.00	SF	6.50	100	2004	2004	3	86	3,415																		