



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	PD	NORM	% COND	VALUATION SUMMARY													
Exterior Wall		10	ABOVE AVG 100		0500	12	4,613	210.8548	300.47	1,386,068	2021	2021	0	0	125	0.00	125.00	VALUATION BY		STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2022													Tax Group: 5		Tax Dist:											
Roof Cover		03	COMP SHNGL 100		Heated Area: 3759													BUILDING MARKET VALUE		1,732,585											
Interior Wall		05	DRYWALL 100		HX Base Yr 2022													TOTAL MARKET OB/XF VALUE		25,662											
Interior Floo		11	CLAY TILE 70															TOTAL LAND VALUE - MARKET		650,000											
Interior Floo		12	HARDWOOD 30															TOTAL MARKET VALUE		2,408,247											
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		588,692											
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		1,819,555											
Bedrooms		4	100															TOTAL EXEMPTION VALUE		HX HB		50,000									
Bathrooms		4.5	100															BASE TAXABLE VALUE		1,769,555											
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		2,408,247											
Stories		2.	2. 100															NCON VALUE		0											
Units		0	100															INCOME VALUE													
																		PREVIOUS YEAR MKT VALUE		1,766,558											
Quality		06	Quality Level 06																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA															10													
NEIGHBORHOOD/LOC		10007.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,535	100	2,535	952,114																											
FGR	948	55	521	195,681																											
FOP	298	30	89	33,428																											
FOP	688	30	206	77,371																											
FUS	1,224	100	1,224	459,719																											
STR	20	10	2	751																											
UOP	180	20	36	13,521																											
TOTALS					5,893		4,613	1,732,585																							
EXTRA FEATURES					56 LONG POINT 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	0855	CONC PAVER	0 100	0	0	2,448.00	SF	10.00	10.00	100	2021	2021	3	100	24,480																
2	1122	CB 6"	0 100	0	0	202.00	SF	5.85	5.85	100	2021	2021	3	100	1,182																