



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 100			0500	11	3,965	133.8876	190.79	756,482	1993	2000	0	0	0	11.00	89.00	VALUATION BY		STANDARD																							
Roof Structure	08	IRREGULAR 100			1 SFR CUST - 100% - 2022													Heated Area: 3357													HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100																Tax Group: 5													Tax Dist:												
Interior Wall	05	DRYWALL 90																BUILDING MARKET VALUE													673,269												
Interior Wall	08	DECORATIVE 10																TOTAL MARKET OB/XF VALUE													20,466												
Interior Floor	14	CARPET 60																TOTAL LAND VALUE - MARKET													650,000												
Interior Floor	11	CLAY TILE 40																TOTAL MARKET VALUE													1,343,735												
Air Condition	03	CENTRAL 100																SOH/AGL Deduction													311,236												
Heating Type	04	AIR DUCTED 100			ASSESSED VALUE													1,032,499																									
Bedrooms		3 100			TOTAL EXEMPTION VALUE													HX HB 50,000																									
Bathrooms		2.5 100			BASE TAXABLE VALUE													982,499																									
Frame	02	WOOD FRAME 100			TOTAL JUST VALUE													1,343,735																									
Stories	2.	2. 100			NCON VALUE													0																									
Units		0 100			INCOME VALUE																																						
Quality		04	Quality Level 04			PREVIOUS YEAR MKT VALUE													1,062,317																								
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	2,502	100	2,502	424,848																																							
FGR	632	55	348	59,092																																							
FGR	192	55	106	17,999																																							
FOP	72	30	22	3,735																																							
FUS	855	100	855	145,181																																							
STP	30	10	3	509																																							
UOP	643	20	129	21,905																																							
TOTALS		4,926		3,965	673,269																																						
EXTRA FEATURES					20 SALT MARSH DR, 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																											
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520																												
2	0812	CONCRETE C	0 100	0	0	1,773.00	SF	4.00	4.00	100	1993	1993	3	68	4,823																												
5	1126	CB/STC 8"	0 100	0	0	180.00	SF	8.00	8.00	100	1993	1993	3	68	979																												
6	0444	BOX FNC 4'	0 100	0	0	6.00	LF	6.50	6.50	100	1993	1993	3	20	8																												
7	0825	BRICK	0 100	0	0	561.00	SF	12.50	12.50	100	1999	1999	3	94	6,592																												
8	0812	CONCRETE C	0 100	0	0	1,483.00	SF	4.00	4.00	100	2005	2005	3	87	5,161																												
9	0810	CONCRETE A	0 100	0	0	148.00	SF	6.50	6.50	100	2005	2005	3	87	837																												
10	0810	CONCRETE A	0 100	11	3	33.00	SF	6.50	6.50	100	1993	1993	3	68	146																												
11	0600	SUMMER KIT	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	20	400																												
LAND DESCRIPTION					TOTAL OB/XF										20,466																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000																										