



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	11	6,465	139.4448	198.71	1,284,660	1991	2001	0	0	0	10.50	89.50	VALUATION BY STANDARD																																						
Exterior Wall	17	CB STUCCO 30	1 SFR CUST - 100% - 2022										Heated Area: 5177										HX Base Yr 2022																															
Roof Structur	03	GABLE/HIP 100																																																				
Roof Cover	03	COMP SHNGL 100																																																				
Interior Wall	05	DRYWALL 100	1 SFR CUST - 100% - 2022										Heated Area: 5177										HX Base Yr 2022																															
Interior Floo	12	HARDWOOD 50																																																				
Interior Floo	14	CARPET 50																																																				
Air Condition	03	CENTRAL 100	1 SFR CUST - 100% - 2022										Heated Area: 5177										HX Base Yr 2022																															
Heating Type	04	AIR DUCTED 100																																																				
Bedrooms	5	100																																																				
Bathrooms	6	100	1 SFR CUST - 100% - 2022										Heated Area: 5177										HX Base Yr 2022																															
Frame	02	WOOD FRAME 100																																																				
Stories	3.	3. 100																																																				
Units	0	100	1 SFR CUST - 100% - 2022										Heated Area: 5177										HX Base Yr 2022																															
Quality	04	Quality Level 04	1 SFR CUST - 100% - 2022										Heated Area: 5177										HX Base Yr 2022																															
DOR CODE	0100	SINGLE FAMILY																																																				
MAP NUM		MKT AREA																															10																					
NEIGHBORHOOD/LOC	10007.00		1 SFR CUST - 100% - 2022										Heated Area: 5177										HX Base Yr 2022																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE																																																				
BAS	2,874	100	2,874	511,128	1 SFR CUST - 100% - 2022										Heated Area: 5177										HX Base Yr 2022																													
FOP	972	30	292	51,931																																																		
FSP	178	40	71	12,627																																																		
FST	122	55	67	11,916	1 SFR CUST - 100% - 2022										Heated Area: 5177										HX Base Yr 2022																													
FUS	2,303	100	2,303	409,578																																																		
UBM	2,147	20	429	76,296																																																		
UGR	526	45	237	42,149	1 SFR CUST - 100% - 2022										Heated Area: 5177										HX Base Yr 2022																													
UOP	962	20	192	34,146																																																		
TOTALS	10,084		6,465	1,149,771																															1 SFR CUST - 100% - 2022										Heated Area: 5177									
EXTRA FEATURES					4 MARSH POINT RD, 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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	2,880																																						
2	0812	CONCRETE C	0	100	0	0	393.00	SF	4.00	4.00	100	1991	1991	3	64	1,006																																						
3	1242	WD DECK A	0	100	0	0	1,034.00	SF	10.00	10.00	100	1991	1991	3	20	2,068																																						
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1991	1991	3	20	200																																						
5	0861	POOL GUNIT	0	100	0	0	771.00	SF	85.00	85.00	100	1991	1991	3	20	13,107																																						
6	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	1991	1991	3	100	10,000																																						
7	0812	CONCRETE C	0	100	0	0	5,188.00	SF	4.00	4.00	100	2012	2012	3	94	19,507																																						
8	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2012	2012	3	71	2,726																																						
9	0920	CWALL-WD/M	1	100	0	0	70.00	LF	390.00	390.00	100	2023	2022		100	27,300																																						
LAND DESCRIPTION										TOTAL OB/XF 78,794																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	850,000.00	850,000.00	850,000																																					