



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	PAGE 1 of 1 4																										
Exterior Wall	16	WD FR STUC 100	0900	01	3,486	117.2724	139.26	485,460	2004	2004	0	0	9.00	91.00	VALUATION SUMMARY																										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021													Heated Area: 2850													HX Base Yr 2021												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	11	CLAY TILE 80																																							
Interior Floo	12	HARDWOOD 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	4	100																																							
Bathrooms	3	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
Occupancy	00	NONE 100																																							
Quality			04	Quality Level 04																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM																							MKT AREA	04																	
NEIGHBORHOOD/LOC			4043.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,850	100	2,850	361,171																																					
FGR	560	55	308	39,032																																					
FOP	118	30	35	4,435																																					
FSP	268	40	107	13,560																																					
UOP	928	20	186	23,571																																					
TOTALS			4,724	3,486	441,769																																				
EXTRA FEATURES			85076 AMAGANSETT 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115																									
2	0812	CONCRETE C	0	100	0	0	1,070.00	SF	4.00	4.00	100	2004	2004	3	86	3,681																									
LAND DESCRIPTION			TOTAL OB/XF														6,796																								
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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500																								
REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS																																									