



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										
Exterior Wall	16	WD FR STUC 100	0500	01	3,796	123.5790	176.10	668,476	2006	2006	0	0	8.00	92.00	VALUATION BY STANDARD										
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2012													Heated Area: 3131									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2012									
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 80																							
Interior Floor	14	CARPET 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			06	Quality Level 06																					
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	3,131	100	3,131	507,259																					
FGR	735	55	404	65,452																					
FOP	202	30	61	9,883																					
FOP	540	30	162	26,246																					
PTO	672	5	34	5,508																					
STP	12	10	1	162																					
STP	32	10	3	486																					
TOTALS			5,324	3,796	614,998																				
EXTRA FEATURES			85106 NAPEAGUE 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	0812	CONCRETE C	0	100	0	0	2,613.00	SF	4.00	4.00	100	2006	2006	3	88	9,198									
2	1126	CB/STC 8"	0	100	0	0	112.00	SF	8.00	8.00	100	2006	2006	3	88	788									
3	0810	CONCRETE A	0	100	4	13	52.00	SF	6.50	6.50	100	2006	2006	3	88	297									
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	31	1,550									
5	0911	SCRN RM A	0	100	28	24	672.00	SF	17.50	17.50	100	2006	2006	3	31	3,646									
TOTAL OB/XF 15,479																									
LAND DESCRIPTION																									
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	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500								
REVIEW DATE 04/25/2017 BY SBX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS																									