

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
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		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAS	3,443	100
FGR	566	55
FOP	232	30
FOP	678	30
FUS	386	100
TOTALS	5,305	4,413
909,958		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,413	155.5963	221.72	978,450	2008	2008	0	0	7.00	93.00
1 SFR CUST - 100% - 2020 Heated Area: 3829 HX Base Yr 2020											
BLD DATE 12/02/2008 XF DATE 12/02/2008 INC DATE BLD DATE 12/02/2008 XF DATE 12/02/2008 INC DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		909,958		
TOTAL MARKET OB/XF VALUE		35,766		
TOTAL LAND VALUE - MARKET		127,500		
TOTAL MARKET VALUE		1,073,224		
SOH/AGL Deduction		574,257		
ASSESSED VALUE		498,967		
TOTAL EXEMPTION VALUE		HX HB	50,000	
BASE TAXABLE VALUE		448,967		
TOTAL JUST VALUE		1,073,224		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		692,124		

TOTALS		5,305		4,413	909,958		85176 NAPEAGUE DR, FERNANDINA BEACH					XF DATE		12/02/2008		RK	LAND DATE			
EXTRA FEATURES									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	0855	CONC PAVER		0	100	0	0	2,748.00		SF	7.00	7.00		100	2008	2008	3	90	17,312	
2	0910	SCRN RM L		0	100	26	28	728.00		SF	15.00	15.00		100	2008	2008	3	40	4,368	
3	0861	POOL GUNIT		0	100	14	14	196.00		SF	85.00	85.00		100	2008	2008	3	56	9,330	
4	0600	SUMMER KIT		0	100	0	0	1.00		UT	5,000.00	5,000.00		100	2008	2008	3	40	2,000	
5	1126	CB/STC 8"		0	100	0	0	638.00		SF	4.80	4.80		100	2008	2008	3	90	2,756	