



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		10	ABOVE AVG 100		0900	01	4,290	105.7056	125.53	538,524	2019	2019	0	0	1.00	99.00	VALUATION SUMMARY																					
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2020												Heated Area: 3548												STANDARD									
Roof Cover		03	COMP SHNGL 100														HX Base Yr 2020												Tax Group: 4									
Interior Wall		05	DRYWALL 100																										Tax Dist:									
Interior Floo		13	LVT/LAMNT 60																										BUILDING MARKET VALUE									
Interior Floo		11	CLAY TILE 40																										TOTAL MARKET OB/XF VALUE									
Air Condition		03	CENTRAL 100																										TOTAL LAND VALUE - MARKET									
Heating Type		04	AIR DUCTED 100																										TOTAL MARKET VALUE									
Bedrooms			3 100																										SOH/AGL Deduction									
Bathrooms			3 100																										ASSESSED VALUE									
Frame		02	WOOD FRAME 100																										TOTAL EXEMPTION VALUE									
Stories		0	0 100																										BASE TAXABLE VALUE									
Units		0	0 100																										TOTAL JUST VALUE									
Occupancy		00	NONE 100																										NCON VALUE									
																													INCOME VALUE									
																													PREVIOUS YEAR MKT VALUE									
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		3,548	100	3,548	440,926																																	
FGR		506	55	278	34,548																																	
FGR		550	55	302	37,531																																	
FOP		35	30	10	1,242																																	
FOP		507	30	152	18,890																																	
TOTALS		5,146		4,290	533,139																																	
EXTRA FEATURES		862538 NORTH HAMPTON CLUB WAY, FERNANDO 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	1,028.00	SF	4.00	4.00	100	2019	2019	3	99	4,071																						
2		0855	CONC PAVER	0 100	0	0	128.00	SF	10.00	10.00	100	2019	2019	3	99	1,267																						
3		0861	POOL GUNIT	0 100	0	0	362.00	SF	85.00	85.00	100	2019	2019	3	93	28,616																						
4		0855	CONC PAVER	0 100	0	0	860.00	SF	10.00	10.00	100	2019	2019	3	99	8,514																						
5		0911	SCRN RM A	0 100	47	26	1,222.00	SF	17.50	17.50	100	2019	2019	3	90	19,247																						