

ZHOU BAILIN/SHI XIAOYAN
85160 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0547-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	16 WD FR STUC 100							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
Exterior Wall		08	IRREGULAR 100							0900	01	3,457	109.3512	129.85	448,891	2006	2006		0	0	8.00	92.00							
Roof Structur			1 SNGL FAM - 100% - 2007							Heated Area: 3103										HX Base Yr 2007									
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		14	CARPET 60																										
Interior Floo		11	CLAY TILE 40																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			4 100																										
Bathrooms			2.5 100																										
Frame		02	WOOD FRAME 100																										
Stories		2.	2. 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	1,383	100	1,383		165,216																								
FGR	421	55	232		27,715																								
FOP	48	30	14		1,673																								
FOP	120	30	36		4,301																								
FSP	180	40	72		8,601																								
FUS	1,720	100	1,720		205,475																								
TOTALS		3,872			3,457		412,980																						
EXTRA FEATURES										205160 SAGAPONACK 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	2006	2006	3	91	3,185														
2	0811	CONCRETE B	0 100	0	0	785.00	SF	5.20	5.20	100	2006	2006	3	88	3,592														