



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	VALUATION SUMMARY																													
Exterior Wall		10	ABOVE AVG 100		0500	22	5,763	411.6924	586.66	3,380,922	2022	2022		0	0	0.00	100.00	VALUATION BY		STANDARD																										
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2023										Heated Area: 4875										HX Base Yr 2023																					
Roof Cover		13	STAND SEAM 100																																											
Interior Wall		05	DRYWALL 70																																											
Interior Wall		06	CUST PANEL 30																																											
Interior Floor		12	HARDWOOD 70																																											
Interior Floor		15	HARDTILE 30																																											
Air Condition		03	CENTRAL 100																																											
Heating Type		04	AIR DUCTED 100																																											
Bedrooms		6	100																																											
Bathrooms		5.5	100																																											
Frame		02	WOOD FRAME 100																																											
Stories		0	100																																											
Units		0	100																																											
Quality		03	Quality Level 03																																											
DOR CODE		0100	SINGLE FAMILY																																											
MAP NUM		MKT AREA		01																																										
NEIGHBORHOOD/LOC		2036.0100																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAL	20	15	3	1,760																																										
BAL	442	15	66	38,720																																										
BAS	2,795	100	2,795	1,639,715																																										
DCK	117	10	12	7,040																																										
DCK	138	10	14	8,213																																										
FGR	756	55	416	244,051																																										
FOP	145	30	44	25,813																																										
FOP	200	30	60	35,200																																										
FOP	442	30	133	78,026																																										
FSP	289	40	116	68,053																																										
TOTALS	7,654		5,763	3,380,922	** This building has 16 Sub-Areas																																									
EXTRA FEATURES																	46 CORD GRASS CT, 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	0504	FP-ELECTRI	0	100	0	0		2.00	UT 2,000.00	2,000.00	100	2022	2022	3	100	4,000																														
2	0812	CONCRETE C	0	100	0	0		2,049.00	SF 4.00	4.00	100	2022	2022	3	100	8,196																														
3	0410	ELEVATOR	0	100	0	0		1.00	UT 25,000.00	25,000.00	100	2022	2022	3	100	25,000																														
4	0600	SUMMER KIT	0	100	0	0		1.00	UT 10,000.00	10,000.00	100	2022	2022	3	100	10,000																														
5	1127	BRICK 8"	0	100	8	5		40.00	SF 11.00	11.00	100	2022	2022	3	100	440																														