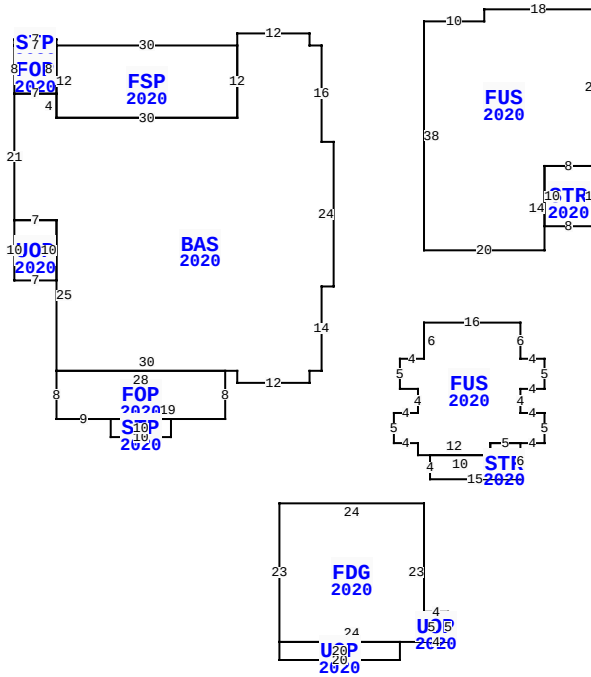




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0500	12	4,288	231.9944	330.59	1,417,570	2020	2020		0		0	0.50	99.50	VALUATION BY		STANDARD													
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2021										Heated Area: 3680					HX Base Yr 2021					Tax Group: 2		Tax Dist:							
Roof Cover		13	STAND SEAM 100																	BUILDING MARKET VALUE					1,410,482									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					29,661									
Interior Floor		12	HARDWOOD 80																	TOTAL LAND VALUE - MARKET					350,000									
Interior Floor		11	CLAY TILE 20																	TOTAL MARKET VALUE					1,790,143									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					396,448									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					1,393,695									
Bedrooms			5 100																	TOTAL EXEMPTION VALUE					HX HB		50,000							
Bathrooms			5.5 100																	BASE TAXABLE VALUE					1,343,695									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					1,790,143									
Stories		2.	2. 100		NCON VALUE					0																								
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					1,462,909																								
Quality		06	Quality Level 06																															
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																														
BAS	2,259	100	2,259	743,069																														
FDG	552	60	331	108,878																														
FOP	56	30	17	5,592																														
FOP	224	30	67	22,039																														
FSP	360	40	144	47,367																														
FUS	433	100	433	142,429																														
FUS	988	100	988	324,990																														
STP	7	10	1	329																														
STP	30	10	3	987																														
STR	70	10	7	2,302																														
TOTALS	5,209		4,288	1,410,482																														
EXTRA FEATURES					65 BROADBENT WAY, FERNANDINA BEACH										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															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	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980																				
2	0855	CONC PAVER	0 100	0 0	2,412.00	SF	10.00	10.00	100	2020	2020	3	99	23,879																				
3	0855	CONC PAVER	0 100	0 0	270.00	SF	10.00	10.00	100	2020	2020	3	99	2,673																				
4	0855	CONC PAVER	0 100	0 0	114.00	SF	10.00	10.00	100	2020	2020	3	99	1,129																				