



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	4,537	186.2588	265.42	1,204,211	2022	2022	0	0	0	0.00	100.00	VALUATION BY		STANDARD											
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2023										Heated Area: 3721										HX Base Yr 2023						
Roof Cover		13	STAND SEAM 100																	Tax Group: 2						Tax Dist:					
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE						1,204,211					
Interior Floor		12	HARDWOOD 70																	TOTAL MARKET OB/XF VALUE						28,670					
Interior Floor		15	HARDTILE 30																	TOTAL LAND VALUE - MARKET						500,000					
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE						1,732,881					
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction						0					
Bedrooms			5 100																	ASSESSED VALUE						1,732,881					
Bathrooms			4.5 100																	TOTAL EXEMPTION VALUE						HX HB 50,000					
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE						1,682,881					
Stories		0	0 100																	TOTAL JUST VALUE						1,732,881					
Units		0	0 100																	NCON VALUE						1,232,877					
					INCOME VALUE																										
					PREVIOUS YEAR MKT VALUE						500,000																				
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	152	15	23	6,105																											
BAL	171	15	26	6,901																											
BAS	1,999	100	1,999	530,575																											
FGR	730	55	402	106,699																											
FOP	75	30	22	5,839																											
FOP	144	30	43	11,413																											
FSP	639	40	256	67,948																											
FUS	360	100	360	95,551																											
FUS	1,362	100	1,362	361,502																											
STP	28	10	3	796																											
TOTALS		6,060		4,537	1,204,211																										
EXTRA FEATURES					76 BROADBENT WAY, 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	0855	CONC PAVER	0 100	0	0	1,447.00	SF	10.00	10.00	100	2022	2022	3	100	14,470																
3	0409	ELEVATOR R	0 100	0	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200																