



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	31	HARDIE BRD 100	0900	01	2,871	110.0740	130.71	375,268	2019	2019	0	0	1.00	99.00											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 2366									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 70																							
Interior Floo	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	0	0 100																							
Units	0	0 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA			04																		
NEIGHBORHOOD/LOC			4085.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,366	100	2,366	306,167																					
FGR	714	55	393	50,855																					
FOP	150	30	45	5,823																					
FSP	168	40	67	8,670																					
TOTALS			3,398	2,871	371,515																				
EXTRA FEATURES			85041 WILLISTON 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	0855	CONC PAVER	0 100	0	0	1,425.00	SF	10.00	10.00	100	2019	2019	3	99	14,108										
2	0911	SCRN RM A	0 100	15	21	315.00	SF	21.88	21.88	100	2021	2021	3	97	6,684										
3	0855	CONC PAVER	0 100	0	0	315.00	SF	10.00	10.00	100	2021	2021	3	100	3,150										
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU																									
BUILDING NOTES																									
BUILDING DIMENSIONS																									
FSP=[YR=2019] W21 BAS=[YR=2019] W29 S43 FGR=[YR=2019] S21 E11 S2 E19 FOP=[YR=2019] S6 E20 N6 W13 N6 W5 S6 W2\$ E2 N23 W32\$ E32 S17 E5 S6 E13 N58 W21 N8\$ S8 E21 N8\$.																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								
REVIEW DATE 08/05/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									