



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 4											
Exterior Wall	31	HARDIE BRD 100	0100	01	1,514	127.4592	115.03	174,155	2002	2002	0	0	0	9.75	90.25	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM - 100% - 2004													Heated Area: 1416										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2004										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 80																								
Interior Floo	11	CLAY TILE 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	0	0 100																								
Units	0	0 100																								
Occupancy	00	NONE 100																								
Quality			05	Quality Level 05																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA												04										
NEIGHBORHOOD/LOC			4005.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,416	100	1,416	147,001																						
DCK	104	10	10	1,038																						
FOP	120	30	36	3,737																						
UOP	12	20	2	208																						
UOP	248	20	50	5,191																						
TOTALS			1,900	1,514	157,175																					
EXTRA FEATURES					95088 TOPSY LN, 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	0811	CONCRETE B	0 100	0 0	899.00	SF	5.20	5.20	100	2002	2002	3	83	3,880												
2	0510	GARAGE WD-	0 100	28 24	672.00	SF	35.00	35.00	100	2002	2002	3	32	7,526												
TOTAL OB/XF 11,406																										
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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.61	AC		1.00	1.00	1.00	75,000.00	75,000.00	195,750									
REVIEW DATE 03/10/2022 BY KWA Total Acres: 2.61 Total Land Value: 195,750 Market: 0 Agricultural: 0 Common: 195,750 PRINTED 08/02/2023 BY SYS																										