



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	05	AVERAGE 70	0100	01	2,158	110.0001	99.28	214,246	2016	2016	0	0	0	2.50	97.50	VALUATION BY					STANDARD											
Exterior Wall	10	ABOVE AVG 30	1 SINGLE FAM - 0% - 0										Heated Area: 1856					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE					208,890														
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					6,999														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					75,000														
Interior Floor	14	CARPET 60											TOTAL MARKET VALUE					290,889														
Interior Floor	08	SHT VINYL 40											SOH/AGL Deduction					56,577														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					234,312														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					0														
Bedrooms	4	100											BASE TAXABLE VALUE					234,312														
Bathrooms	2	100											TOTAL JUST VALUE					290,889														
Frame	02	WOOD FRAME 100											NCON VALUE					0														
Stories	1.	1. 100											INCOME VALUE																			
Units	0	100											PREVIOUS YEAR MKT VALUE					242,735														
Occupancy	00	NONE 100																														
Quality		04	Quality Level 04																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		04																											
NEIGHBORHOOD/LOC		4144.0100																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,856	100	1,856	179,657																												
FGR	420	55	231	22,361																												
FOP	20	30	6	581																												
USP	216	30	65	6,292																												
TOTALS		2,512		2,158	208,890																											
EXTRA FEATURES					95120 TIMBERLAKE DR, 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	0811	CONCRETE B	0	0	0	0	608.00	SF	5.20	5.20	100	2016	2016	3	97	3,067																
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2016	2016	3	97	170																
3	0462	ST/AL FNC	0	0	100	0	400.00	SF	10.00	10.00	100	2017	2017	3	87	3,480																
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282																