



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 70	0100	01	2,433	116.1741	104.85	255,100	2015	2015	0	0	0	3.15	96.85	VALUATION BY																					
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 0										Heated Area: 2036					HX Base Yr					STANDARD														
Roof Structure	03	GABLE/HIP 100											Tax Group: 4					Tax Dist:																			
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					247,064																			
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					13,614																			
Interior Floor	14	CARPET 70											TOTAL LAND VALUE - MARKET					75,000																			
Interior Floor	11	CLAY TILE 30											TOTAL MARKET VALUE					335,678																			
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					63,828																			
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					271,850																			
Bedrooms	4	100											TOTAL EXEMPTION VALUE					0																			
Bathrooms	2.5	100											BASE TAXABLE VALUE					271,850																			
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					335,678																			
Stories	1.	1. 100											NCON VALUE					0																			
Units	0	100											INCOME VALUE					0																			
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE					288,789																			
Quality	04	Quality Level 04																																			
DOR CODE	0100	SINGLE FAMILY																																			
MAP NUM		MKT AREA																																			
NEIGHBORHOOD/LOC	4144.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	2,036	100	2,036	206,751																																	
FGR	463	55	255	25,895																																	
FOP	185	30	56	5,687																																	
FSP	216	40	86	8,733																																	
TOTALS	2,900		2,433	247,064																																	
EXTRA FEATURES					95214 LEAFCREST CT, 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	0810	CONCRETE A	0	0	0	0	619.00	SF	6.50	6.50	100	2015	2015	3	96	3,863																					
2	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	2015	2015	3	96	150																					
3	0476	VF 6 SBPL	0	0	0	0	324.00	LF	32.00	32.00	100	2015	2015	3	90	9,331																					
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270																					