



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 100		0100	01	2,173	112.1120	101.18	219,864	1977	1985	0	0	0	16.50	83.50	STANDARD									
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1978													Heated Area: 2042					HX Base Yr 1978				
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floor	14	CARPET 100																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
BUD8 Adjustme	04	DIST 01 100																								
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	2,042	100	2,042	172,519																						
FOP	10	30	3	254																						
FSP	320	40	128	10,814																						
TOTALS		2,372	2,173	183,586																						
EXTRA FEATURES					942081 OLD NASSAUVILLE RD, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715										
3	0812	CONCRETE C	0	100	88	24	2,112.00	SF	4.00	4.00	100	1985	1985	3	49.5	4,182										
4	0803	ASPHALT C	0	100	152	12	1,824.00	SF	2.00	2.00	100	1985	1985	3	50	1,824										
5	0855	CONC PAVER	0	100	0	0	45.00	SF	10.00	10.00	100	2009	2009	3	91	410										

[illegible]