



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	30	VINYL 100	0800	02	1,683	128.7000	90.09	151,621	1998	2013	0	0	0	25.00	75.00	VALUATION BY	STANDARD												
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2023										Heated Area: 1674					HX Base Yr 2023					Tax Group: 4		Tax Dist:				
Roof Cover	03	COMP SHNGL 100	10 5 5 10 DCK 2023 10 27 52 62 27 BAS 1998										BUILDING MARKET VALUE					113,716											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					2,905											
Interior Floo	13	LVT/LAMNT 50											TOTAL LAND VALUE - MARKET					75,000											
Interior Floo	14	CARPET 50											TOTAL MARKET VALUE					191,621											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					0											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					191,621											
Bedrooms		3 100											TOTAL EXEMPTION VALUE					HX HB XM AM 154,761											
Bathrooms		2 100											BASE TAXABLE VALUE					36,860											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					191,621											
Stories	1.	1. 100											NCON VALUE					0											
Units		0 100	INCOME VALUE																										
Quality		04	Quality Level 04													PREVIOUS YEAR MKT VALUE					100,479								
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4007.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,674	100	1,674	113,108																									
DCK	60	15	9	608																									
TOTALS		1,734		1,683	113,716																								
EXTRA FEATURES					95466 BARBARAS PL, FERNANDINA BEACH										BLD DATE				LGL DATE		05/30/2023		MLU						
															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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905														