



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																															
Exterior Wall	05	AVERAGE 100	0800	02	2,340	131.7800	92.25	215,865	2012	2012	0	0	0	28.00	72.00	VALUATION SUMMARY																														
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2013													Heated Area: 2340													HX Base Yr 2013																	
Roof Cover	03	COMP SHNGL 100	BAS 2012																																											
Interior Wall	05	DRYWALL 100																																												
Interior Floo	14	CARPET 70																																												
Interior Floo	11	CLAY TILE 30																																												
Air Condition	03	CENTRAL 100																																												
Heating Type	04	AIR DUCTED 100																																												
Bedrooms		4 100																																												
Bathrooms		2 100																																												
Frame		N/A 100																																												
Stories	0	0 100																																												
Units		0 100																																												
Quality		04	Quality Level 04																																											
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	2,340	100	2,340	155,423																																										
TOTALS		2,340	2,340	155,423																																										
EXTRA FEATURES					95245 HENDRICKS RD, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/30/2023 MLU											
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																													
4	0811	CONCRETE B	0	100	0	0	978.00	SF	5.20	5.20	100	2012	2012	3	94	4,780																														
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2012	2012	3	60	384																														
LAND DESCRIPTION																											TOTAL OB/XF										5,164									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																						
1	000102	C	SFR/MH	100		OR	0.00	0.00	0.48	AC		1.00	1.00	1.40	75,000.00	105,000.00	50,400																													
REVIEW DATE 11/13/2018 BY KBA Total Acres: 0.48 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 08/02/2023 BY SYS																																														