



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 60	0100	01	1,347	115.6480	104.37	140,586	1978	1978	0	0	23.03	76.97	STANDARD											
Exterior Wall	20	FACE BRICK 40	1 SINGLE FAM - 0% - 0													Heated Area: 1254 HX Base Yr										
Roof Structure	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:										
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 108,209										
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 13,715										
Interior Floo	14	CARPET 100														TOTAL LAND VALUE - MARKET 239,625										
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 361,549										
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 119,285										
Bedrooms	3	100														ASSESSED VALUE 242,264										
Bathrooms	2	100														TOTAL EXEMPTION VALUE 0										
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 242,264										
Stories	1.	1. 100														TOTAL JUST VALUE 361,549										
Units	0	100	NCON VALUE 0																							
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 258,638																							
Quality			03	Quality Level 03																						
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	1,254	100	1,254	100,738																						
FCP	240	25	60	4,820																						
FST	60	55	33	2,651																						
TOTALS			1,554	1,347	108,209																					
EXTRA FEATURES			95112 HATTON 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715										
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000										
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000										
LAND DESCRIPTION			TOTAL OB/XF												13,715											
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	000115	C	SFR ACRES	0	0002	OR	0.00	0.00	3.55	AC		1.00	1.00	0.90	75,000.00	67,500.00	239,625									
REVIEW DATE 07/26/2018 BY KW Total Acres: 3.55 Total Land Value: 239,625 Market: 0 Agricultural: 0 Common: 239,625 PRINTED 08/02/2023 BY SYS																										