



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 3 4											
Exterior Wall	31	HARDIE BRD 100	0900	01	2,285	112.9940	134.18	306,601	2017	2017	0	0	0	2.00	98.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018													Heated Area: 2100 HX Base Yr 2018										
Roof Cover	12	MODULAR MT 100														Tax Group: 4 Tax Dist:										
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 327,779										
Interior Floo	13	LVT/LAMMT 70														TOTAL MARKET OB/XF VALUE 21,076										
Interior Floo	11	CLAY TILE 30														TOTAL LAND VALUE - MARKET 318,000										
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 666,855										
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 430,431										
Bedrooms	4	100														ASSESSED VALUE 236,424										
Bathrooms	2.5	100														TOTAL EXEMPTION VALUE HX HB 50,000										
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 186,424										
Stories	1.	1. 100														TOTAL JUST VALUE 666,855										
Units	0	100	NCON VALUE 0																							
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 472,917																							
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	2,100	100	2,100	276,142																						
FOP	256	30	77	10,125																						
FOP	360	30	108	14,201																						
TOTALS			2,716	2,285	300,469																					
EXTRA FEATURES			95011 RANCH WAY, 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											
9	0511	GARAGE CB-	0 100	16 27	432.00	SF	40.00	40.00	100	1997	1997	3	75	12,960												
10	0812	CONCRETE C	0 100	51 30	1,530.00	SF	4.00	4.00	100	1997	1997	3	75	4,590												
11	1242	WD DECK A	0 100	6 8	48.00	SF	10.00	10.00	100	1997	1997	3	20	96												
12	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430												
TOTAL OB/XF			21,076																							
LAND DESCRIPTION			TOTAL OB/XF																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100			0.00	0.00	5.30	AC		1.00	1.00	0.80	75,000.00	60,000.00	318,000									
REVIEW DATE 03/09/2022 BY KW Total Acres: 5.30 Total Land Value: 318,000 Market: 0 Agricultural: 0 Common: 318,000 PRINTED 08/02/2023 BY SYS																										

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