



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	10	ABOVE AVG 100	0900	01	3,433	88.5960	105.21	361,186	2010	2010	0	0	5.50	94.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 2157 HX Base Yr									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	08	SHT VINYL 70																							
Interior Floo	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			01	Quality Level 01																					
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	2,157	100	2,157	214,456																					
FGR	700	55	385	38,278																					
FOP	242	30	73	7,258																					
FOP	393	30	118	11,732																					
UUS	1,400	50	700	69,596																					
TOTALS			4,892	3,433	341,321																				
EXTRA FEATURES			85072 CREWS 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	0812	CONCRETE C	0	0	0	0			4.00	100	2010	2010	3	92	4,939										
2	0462	ST/AL FNC	0	0	72	0			10.00	100	2012	2012	3	71	2,045										
3	0463	FENCE GATE	0	0	0	0			300.00	100	2012	2012	3	85	255										
TOTAL OB/XF 7,239																									
LAND DESCRIPTION																									
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	0		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	75,000.00	75,000.00	76,500								
REVIEW DATE 12/02/2020 BY KWX Total Acres: 1.02 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/02/2023 BY SYS																									