



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY																			
Exterior Wall	30	VINYL 100	0900	01	1,492	105.6210	125.42	187,127	1994	1994	0	0	0	13.75	86.25	VALUATION BY					STANDARD								
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1995										Heated Area: 1290					HX Base Yr 1995											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 90																											
Interior Floo	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3 100																												
Bathrooms	2 100																												
Frame	02	WOOD FRAME 100																											
Stories	1. 1. 100																												
Units	0 100																												
Occupancy	00	NONE 100																											
Quality			02	Quality Level 02																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC			4013.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,290	100	1,290	139,546																									
FGR	361	55	199	21,527																									
FOP	10	30	3	324																									
TOTALS			1,661	1,492	161,397																								
EXTRA FEATURES										96417 OTTER RUN DR, 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695													
2	0811	CONCRETE B	0	100	0	0	1,172.00	SF	5.20	5.20	100	1994	1994	3	70	4,266													