

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		31	HARDIE BRD 100							0100	01	1,915	133.0987	120.12	230,030	2019	2019	0	0	0	1.00	99.00	VALUATION BY				STANDARD												
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2021										Heated Area: 1616										HX Base Yr 2021									
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		11	CLAY TILE 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		1.	1. 100																																				
Units			0 100																																				
Occupancy		00	NONE 100																																				
Quality		06	Quality Level 06																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				04																																
NEIGHBORHOOD/LOC		4035.0100																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																		
BAS	1,616	100	1,616		192,173																																		
FGR	415	55	228		27,113																																		
FOP	38	30	11		1,308																																		
FSP	130	40	52		6,184																																		
FST	15	55	8		951																																		
TOTALS		2,214	1,915		227,730																																		
EXTRA FEATURES							92073 WOODBRIER 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	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	2019	2019	3	99	232																								
2	0810	CONCRETE A	0 100	0	0	392.00	SF	6.50	6.50	100	2019	2019	3	99	2,523																								
LAND DESCRIPTION																	TOTAL OB/XF 2,755																						
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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						
REVIEW DATE	07/15/2019	BY	KW	Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000	PRINTED 08/02/2023 BY SYS																									