



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	18	CEMENT BRK 100	0100	01	1,657	121.0000	109.20	180,944	1959	1975	0	0	0	34.75	65.25	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1522											
Roof Cover	03	COMP SHNGL 100	HX Base Yr																								
Interior Wall	05	DRYWALL 100	BAS 1993													FOP 1993 UST 1993											
Interior Floop	12	HARDWOOD 100	UCP 1993																								
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms	3	100																									
Bathrooms	2	100																									
Frame	03	MASONRY 100																									
Stories	1.	1. 100																									
Units	0	100																									
BUD8 Adjustme	04	DIST 01 100																									
Occupancy	00	NONE 100																									
Quality			03	Quality Level 03																							
DOR CODE			0100	SINGLE FAMILY																							
MAP NUM			MKT AREA												04												
NEIGHBORHOOD/LOC			4006.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,522	100	1,522	108,447																							
FOP	40	30	12	855																							
FOP	48	30	14	998																							
UCP	322	20	64	4,560																							
UST	100	45	45	3,206																							
TOTALS			2,032	1,657		118,066																					
EXTRA FEATURES			95222 TYSON 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											
2	0810	CONCRETE A	0	0	4	10			6.50	100	1960	1960	3	20	52												
3	0681	POLE SHED	0	0	32	33			7.50	100	1970	1970	3	20	1,584												
4	0810	CONCRETE A	0	0	36	24			6.50	100	2018	2018	3	98	5,504												
LAND DESCRIPTION																	TOTAL OB/XF 7,140										
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	8.20	AC		1.00	1.00	0.65	75,000.00	48,750.00	399,750										
REVIEW DATE 06/06/2019 BY KW Total Acres: 8.20 Total Land Value: 399,750 Market: 0 Agricultural: 0 Common: 399,750 PRINTED 08/02/2023 BY SYS																											

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CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD													
Exterior Wall	30	VINYL 100	0800	02	924	113.0000	79.10	73,088	2017	2017	0	0	0	7.00	93.00														
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 0% - 0										Heated Area: 924					HX Base Yr											
Roof Cover	03	COMP SHNGL 100	BAS 2017																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	08	SHT VINYL 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4006.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	924	100	924	67,972																									
TOTALS		924		924	67,972																								
EXTRA FEATURES										95222 TYSON 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													