

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3				4																					
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		30		VINYL 100						0800		02		1,512		116.8000		81.76		123,621		2000		2000		0		0		0		52.00		48.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100						5		M/H 94+		- 0%		- 0				Heated Area: 1512																Tax Group: 4										Tax Dist:									
Roof Cover		03		COMP SHNGL 100																																BUILDING MARKET VALUE										119,630									
Interior Wall		05		DRYWALL 100																																TOTAL MARKET OB/XF VALUE										2,736									
Interior Floo		14		CARPET 70																																TOTAL LAND VALUE - MARKET										247,500									
Interior Floo		08		SHT VINYL 30																																TOTAL MARKET VALUE										369,866									
Air Condition		03		CENTRAL 100																																SOH/AGL Deduction										124,995									
Heating Type		04		AIR DUCTED 100																																ASSESSED VALUE										244,871									
Bedrooms				3 100																																TOTAL EXEMPTION VALUE										0									
Bathrooms				2 100																																BASE TAXABLE VALUE										244,871									
Frame				N/A 100																																TOTAL JUST VALUE										369,866									
Stories				0 0 100																																NCON VALUE										0									
Units				0 100																																INCOME VALUE																			
																																				PREVIOUS YEAR MKT VALUE										256,183									
Quality		03		Quality Level 03																																																			
DOR CODE		0200		MOBILE HOME																																																			
MAP NUM				MKT AREA																																										04									
NEIGHBORHOOD/LOC				4006.00																																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																															
BAS		1,512		100		1,512		59,338																																															
TOTALS		1,512				1,512		59,338																																															
EXTRA FEATURES								95026 KENDALLS WAY, FERNANDINA BEACH						BLD DATE				LGL DATE		05/30/2023		MLU																																	
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																									