



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	16	WD FR STUC 100	0500	01	2,908	118.8348	169.34	492,441	2002	2006		0	0	8.00	92.00	VALUATION BY		STANDARD														
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 0% - 0										Heated Area: 2485					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										453,046									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										27,303									
Interior Floor	11	CLAY TILE 80											TOTAL LAND VALUE - MARKET										135,000									
Interior Floor	14	CARPET 20											TOTAL MARKET VALUE										615,349									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										164,489									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										450,860									
Bedrooms		4 100											TOTAL EXEMPTION VALUE										0									
Bathrooms		2.5 100											BASE TAXABLE VALUE										450,860									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										615,349									
Stories	1.	1. 100											NCON VALUE										0									
Units	0	100											INCOME VALUE																			
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE										503,809									
Quality		04	Quality Level 04																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA													04																
NEIGHBORHOOD/LOC		4024.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,485	100	2,485	387,145																												
FGR	563	55	310	48,295																												
FOP	175	30	52	8,102																												
FOP	190	30	57	8,880																												
PTO	72	5	4	623																												
TOTALS		3,485		2,908	453,046																											
EXTRA FEATURES		96175 OYSTER BAY 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045																
2	0861	POOL GUNIT	0	0	0	0	406.00	SF	85.00	85.00	100	2002	2002	3	32	11,043																
3	0845	KOOL DECK	0	0	0	0	582.00	SF	7.25	7.25	100	2002	2002	3	83	3,502																
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	21	420																
5	0812	CONCRETE C	0	0	0	0	1,593.00	SF	4.00	4.00	100	2002	2002	3	83	5,289																
6	0911	SCRN RM A	0	0	0	0	1,040.00	SF	17.50	17.50	100	2003	2003	3	22	4,004																