



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	11	5,059	143.0909	203.90	1,031,530	1999	2002	0	0	0	10.00	90.00	VALUATION BY																		
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2021										Heated Area: 4282										HX Base Yr 2021											
Roof Cover	03	COMP SHNGL 100											Tax Group: 4										Tax Dist:											
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										928,377											
Interior Floor	11	CLAY TILE 60											TOTAL MARKET OB/XF VALUE										45,935											
Interior Floor	13	LVT/LAMMT 40											TOTAL LAND VALUE - MARKET										135,000											
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										1,109,312											
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										542,176											
Bedrooms	5	100											ASSESSED VALUE										567,136											
Bathrooms	4.5	100											TOTAL EXEMPTION VALUE										50,000											
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										517,136											
Stories	2.	2. 100											TOTAL JUST VALUE										1,109,312											
Units	0	100											NCON VALUE										0											
Quality		03											Quality Level 03		INCOME VALUE										902,451									
DOR CODE		0100											SINGLE FAMILY		PREVIOUS YEAR MKT VALUE																			
MAP NUM													MKT AREA																					
NEIGHBORHOOD/LOC		4024.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,654	100	2,654	487,036																														
BAS	528	100	528	96,893																														
FGR	750	55	412	75,606																														
FOP	96	30	29	5,322																														
FOP	96	30	29	5,322																														
FOP	96	30	29	5,322																														
FOP	104	30	31	5,689																														
FSP	168	40	67	12,295																														
FSP	288	40	115	21,104																														
FSP	148	40	59	10,827																														
TOTALS	6,154		5,059	928,377																														
EXTRA FEATURES					96196 BAY VIEW 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	1999	1999	3	84	2,940																		
2	0810	CONCRETE A	0	100	0	0	1,764.00	SF	6.50	6.50	100	1999	1999	3	79	9,058																		
3	0810	CONCRETE A	0	100	0	0	133.00	SF	6.50	6.50	100	1999	1999	3	79	683																		
4	0855	CONC PAVER	0	100	0	0	960.00	SF	10.00	10.00	100	2007	2007	3	89	8,544																		
5	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2007	2007	3	52	17,238																		
6	0462	ST/AL FNC	0	100	0	0	510.00	SF	10.00	10.00	100	2007	2007	3	52	2,652																		
7	1242	WD DECK A	0	100	30	4	120.00	SF	10.00	10.00	100	2007	2007	3	35	420																		
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	35	700																		
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	74	3,700																		
LAND DESCRIPTION					TOTAL OB/XF										45,935																			
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	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000																	