

OBERHOLTZER MARK & SHARON/FAMILY REVOCABLE LIVING
1275 GERBING ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0261-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND			
Exterior Wall		10		ABOVE AVG 100		0500		01		2,715		126.2016		189.30		513,950		2014		2014		0		0		0		4.00		96.00	
Roof Structur		08		IRREGULAR 100		1		SFR CUST - 100% - 2020								Heated Area: 2256										HX Base Yr 2020					
Roof Cover		03		COMP SHNGL 80																											
Roof Cover		12		MODULAR MT 20																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		11		CLAY TILE 100																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				4 100																											
Bathrooms				3 100																											
Frame		02		WOOD FRAME 100																											
Stories		1.		1. 100																											
Units				0 100																											
Occupancy		00		NONE 100																											
Quality		04		Quality Level 04																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC				3046.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		2,256		100		2,256		409,979																							
FGR		629		55		346		62,878																							
FOP		168		30		50		9,086																							
FOP		177		30		53		9,632																							
FST		18		55		10		1,817																							
TOTALS		3,248				2,715		493,392																							
EXTRA FEATURES																															