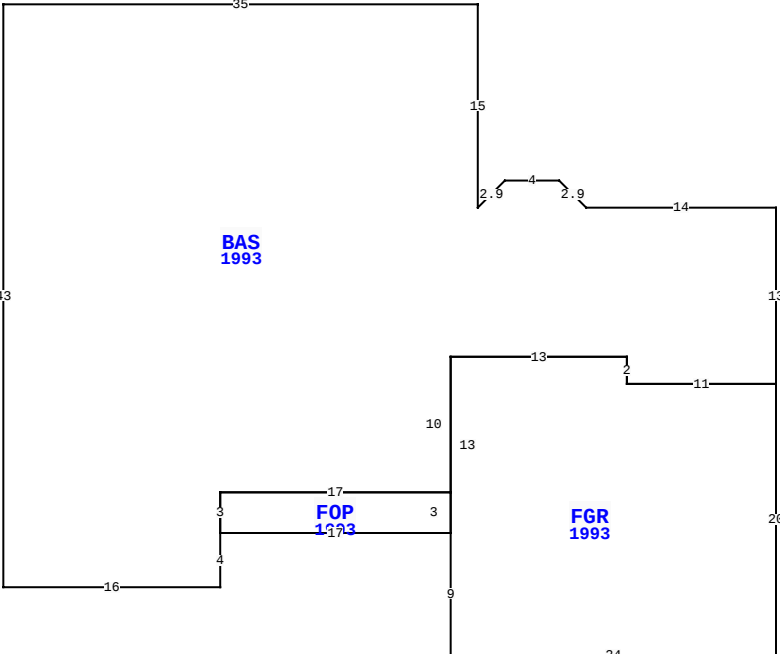


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
Exterior Wall	05	AVERAGE 100	0900	01	1,921	123.5192	154.40	296,602	1985	1995	0	0	0	13.75	86.25	VALUATION BY										STANDARD																							
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1994										Heated Area: 1628										HX Base Yr 1994																										
Roof Cover	12	MODULAR MT 100																																															
Interior Wall	05	DRYWALL 100																																															
Interior Floor	14	CARPET 80																																															
Interior Floor	11	CLAY TILE 20																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms	3	100																																															
Bathrooms	2	100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units	0	100																																															
BUD8 Adjustme	05	DIST 1A 100																																															
Occupancy	00	NONE 100																																															
Quality		06	Quality Level 06																																														
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA		02																																												
NEIGHBORHOOD/LOC		2009.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,628	100	1,628	216,801																																													
FGR	506	55	278	37,021																																													
FOP	51	30	15	1,998																																													
TOTALS		2,185	1,921	255,819																																													
EXTRA FEATURES										2144 SAPELO CT, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/03/2024 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																																	
1	0810	CONCRETE A	0 100	74	20	1,480.00	SF	5.85	5.85	100	1985	1985	3	47	4,069																																		
2	0810	CONCRETE A	0 100	25	3	75.00	SF	6.50	6.50	100	1985	1985	3	47	229																																		
3	1244	WD DECK EX	0 100	19	17	323.00	SF	7.40	7.40	100	2009	2009	3	56	1,339																																		