



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	10	ABOVE AVG 100	0500	01	3,617	112.2975	168.45	609,284	2007	2012	0	0	0	5.00	95.00	VALUATION BY	STANDARD																		
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2021													Heated Area: 3017		HX Base Yr 2021																	
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE																		
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE																		
Interior Floor	09	PINE WOOD 50															TOTAL LAND VALUE - MARKET																		
Interior Floor	14	CARPET 50															TOTAL MARKET VALUE																		
Air Condition	03	CENTRAL 100															SOH/AGL Deduction																		
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE																		
Bedrooms		4 100															TOTAL EXEMPTION VALUE																		
Bathrooms		3.5 100															HX HB																		
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE																		
Stories																	TOTAL JUST VALUE																		
Units	2.	2. 100	NCON VALUE																																
Occupancy	00	NONE 100	INCOME VALUE																																
																	PREVIOUS YEAR MKT VALUE																		
Quality	06	Quality Level 06																																	
DOR CODE	0100	SINGLE FAMILY																																	
MAP NUM		MKT AREA		03																															
NEIGHBORHOOD/LOC			3029.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,851	100	1,851	296,211																															
FDG	625	60	375	60,011																															
FOP	34	30	10	1,601																															
FOP	248	30	74	11,842																															
FOP	248	30	74	11,842																															
FUS	1,166	100	1,166	186,592																															
STP	6	10	1	160																															
STP	6	10	1	160																															
STP	33	10	3	480																															
UAT	625	10	62	9,922																															
TOTALS	4,842		3,617	578,820																															
EXTRA FEATURES					4640 PHILIPS MANOR PL, FERNANDINA BEACH																														
					BLD DATE					10/23/2007					KK					LGL DATE															
					YE DATE															LAND DATE															
					INC DATE															AG DATE															
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	0812	CONCRETE C	0 100	0	0	3,625.00	SF	4.00	4.00	100	2007	2007	3	88	12,760																				
2	0810	CONCRETE A	0 100	0	0	231.00	SF	6.50	6.50	100	2007	2007	3	88	1,321																				
3	0835	QUARY TILE	0 100	0	0	501.00	SF	10.00	10.00	100	2007	2007	3	88	4,409																				
4	1076	TRELLIS A	0 100	0	0	151.00	SF	7.50	7.50	100	2007	2007	3	48	544																				
5	0810	CONCRETE A	0 100	0	0	58.00	SF	6.50	6.50	100	2007	2007	3	88	332																				
6	0810	CONCRETE A	0 100	5	10	50.00	SF	6.50	6.50	100	2007	2007	3	88	286																				
TOTAL OB/XF																	19,652																		
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																		