



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	PAGE 1 of 1 8																										
Exterior Wall	10	ABOVE AVG 100	0500	01	3,230	115.9568	173.94	561,826	1999	1999	0	0	0	11.50	88.50	VALUATION BY STANDARD																										
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2021												Heated Area: 2849 HX Base Yr 2021																											
Roof Cover	03	COMP SHNGL 100													VALUATION SUMMARY																											
Interior Wall	05	DRYWALL 100													Tax Group: 8 Tax Dist:																											
Interior Floor	14	CARPET 80													BUILDING MARKET VALUE 497,216																											
Interior Floor	11	CLAY TILE 20													TOTAL MARKET OB/XF VALUE 7,465																											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET 350,000																											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE 854,681																											
Bedrooms	3	100													SOH/AGL Deduction 549,135																											
Bathrooms	2.5	100													ASSESSED VALUE 305,546																											
Bathrooms Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE HX HB 50,000																											
Stories	2.	100													BASE TAXABLE VALUE 255,546																											
Units	0	100													TOTAL JUST VALUE 854,681																											
Occupancy	00	NONE 100													NCON VALUE 0																											
Quality			06	Quality Level 06												INCOME VALUE																										
DOR CODE			0100	SINGLE FAMILY												PREVIOUS YEAR MKT VALUE 832,633																										
MAP NUM				MKT AREA		03																																				
NEIGHBORHOOD/LOC			3036.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,212	100	2,212	340,508																																						
FGR	552	55	304	46,797																																						
FST	6	55	3	462																																						
FST	24	55	13	2,001																																						
FST	25	55	14	2,155																																						
FST	25	55	14	2,155																																						
FUS	637	100	637	98,058																																						
PTO	104	5	5	770																																						
UOP	50	20	10	1,539																																						
UOP	91	20	18	2,771																																						
TOTALS	3,726		3,230	497,216																																						
EXTRA FEATURES					1231 HARRISON POINT TRL, 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	83	2,905																											
2	0810	CONCRETE A	0	100	0	0	748.00	SF 6.50	6.50	100	1999	1999	3	77	3,744																											
3	0810	CONCRETE A	0	100	0	0	163.00	SF 6.50	6.50	100	1999	1999	3	77	816																											