



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		0900	01	2,164	121.2750	151.59	328,041	2002	2002	0	0	0	10.00	90.00	STANDARD																										
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2022										Heated Area: 1765					HX Base Yr 2022					VALUATION BY					TAX DIST:					STANDARD									
Roof Cover		03	COMP SHNGL 100												Tax Group: 8					BUILDING MARKET VALUE					295,237																			
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					7,174																			
Interior Floo		12	HARDWOOD 70																	TOTAL LAND VALUE - MARKET					125,000																			
Interior Floo		14	CARPET 30																	TOTAL MARKET VALUE					427,411																			
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					226,160																			
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					201,251																			
Bedrooms		3	100																	TOTAL EXEMPTION VALUE					HX HB 50,000																			
Bathrooms		2	100																	BASE TAXABLE VALUE					151,251																			
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					427,411																			
Stories		1.	1. 100																	NCON VALUE					0																			
Units		0	100																	INCOME VALUE																								
Occupancy		00	NONE 100																	PREVIOUS YEAR MKT VALUE					328,020																			
Quality		05	Quality Level 05																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA																																									
NEIGHBORHOOD/LOC		2013.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,765	100	1,765	240,800																																								
FGR	484	55	266	36,291																																								
FOP	56	30	17	2,319																																								
FSP	264	40	106	14,462																																								
PTO	192	5	10	1,364																																								
TOTALS		2,761		2,164	295,237																																							
EXTRA FEATURES					96211 SEA WINDS DR, FERNANDINA BEACH										BLD DATE															LGL DATE					03/18/2024					MLU				
															XF 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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2002	2002	3	86	3,010																												
2	0811	CONCRETE B	0	100	0	0		849.00	SF 5.20	5.20	100	2002	2002	3	82	3,620																												
3	0810	CONCRETE A	0	100	34	3		102.00	SF 6.50	6.50	100	2002	2002	3	82	544																												