

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										8																	
ELEMENT		CD		CONSTRUCTION													VALUATION SUMMARY										8																				
Exterior Wall		25		MOD METAL 100													TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		0						
Roof Structur		03		GABLE/HIP 100													0150		01		432		50.6000		25.30		10,930		2018		2018		0		0		2.50		97.50		0						
Roof Cover		12		MODULAR MT 100													2 ACCESSORY U - 100% - 2024										Heated Area: 432										HX Base Yr 2024										0
Interior Wall		03		N/A 100													BAS 2022																														0
Interior Floo		02		MIN PLYWD 100																																											0
Air Condition		99		N/A 100																																											0
Heating Type				N/A 100																																											0
Bedrooms				0 100																																											0
Bathrooms				0 100																																											0
Frame		02		WOOD FRAME 100																																											0
Stories		00		0 100																																											0
Units				0 100																																											0
Occupancy		00		NONE 100																																											0
																																					0										
																																					0										
Quality		03		Quality Level 03																																	0										
DOR CODE		0100		SINGLE FAMILY																																	0										
MAP NUM				MKT AREA																																	02										
NEIGHBORHOOD/LOC		2021.00																																			0										
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																						0																	
BAS		432		100		432		10,657																						0																	
TOTALS		432				432		10,657																						0																	
EXTRA FEATURES										640 GAINES LN, FERNANDINA BEACH										BLD DATE				LGL DATE		03/14/2024		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		0															

