



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	16	WD FR STUC 80	0500	01	4,101	104.8740	157.31	645,128	2016	2016	0	0	0	3.40	96.60	VALUATION BY	STANDARD																									
Exterior Wall	10	ABOVE AVG 20	1 SFR CUST - 100% - 2023										Heated Area: 3610					HX Base Yr 2023					Tax Group: 8	Tax Dist:																		
Roof Structure	08	IRREGULAR 100											BUILDING MARKET VALUE					623,194																								
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					109,389																								
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					300,000																								
Interior Floor	12	HARDWOOD 50											TOTAL MARKET VALUE					1,032,583																								
Interior Floor	14	CARPET 50											SOH/AGL Deduction					0																								
Air Condition	03	CENTRAL 100											ASSESSED VALUE					1,032,583																								
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					50,000																								
Bedrooms	5	100											BASE TAXABLE VALUE					982,583																								
Bathrooms	4.5	100											TOTAL JUST VALUE					1,032,583																								
Frame	02	WOOD FRAME 100											NCON VALUE					0																								
Stories	2.	100											INCOME VALUE					0																								
Units	0	100											PREVIOUS YEAR MKT VALUE					1,007,853																								
Occupancy	00	NONE 100																																								
Quality	04	Quality Level 04																																								
DOR CODE	0100	SINGLE FAMILY																																								
MAP NUM		MKT AREA																																								
NEIGHBORHOOD/LOC		2122.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,638	100	2,638	400,875																																						
FGR	662	55	364	55,314																																						
FOP	55	30	16	2,431																																						
FSP	266	40	106	16,108																																						
FUS	972	100	972	147,706																																						
STR	51	10	5	760																																						
TOTALS	4,644		4,101	623,194																																						
EXTRA FEATURES					96006 OCEAN BREEZE WAY, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940																										
2	0855	CONC PAVER	0	100	0	0	1,522.00	SF	10.00	10.00	100	2016	2016	3	96	14,611																										
3	0855	CONC PAVER	0	100	0	0	429.00	SF	10.00	10.00	100	2016	2016	3	96	4,118																										
4	0855	CONC PAVER	0	100	0	0	365.00	SF	10.00	10.00	100	2016	2016	3	96	3,504																										
5	0912	SCRN RM G	0	100	0	0	1,600.00	SF	20.00	20.00	100	2016	2016	3	74	23,680																										
6	0861	POOL GUNIT	0	100	0	0	562.00	SF	85.00	85.00	100	2016	2016	3	81	38,694																										
7	0855	CONC PAVER	0	100	0	0	1,038.00	SF	15.00	15.00	100	2016	2016	3	96	14,947																										
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	74	1,480																										
9	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2016	2016	3	90	5,875																										
10	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540																										
LAND DESCRIPTION										TOTAL OB/XF										109,389																						
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																									