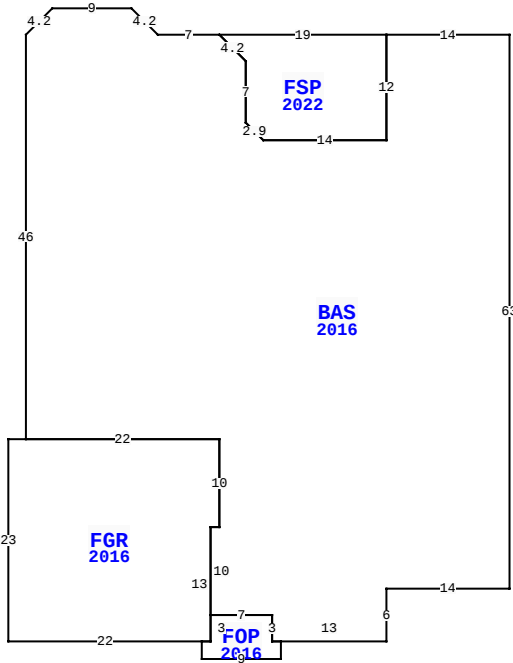




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	16	WD FR STUC 100	0500	01	3,425	109.6410	164.46	563,276	2016	2016	0	0	0	3.50	96.50	VALUATION BY		STANDARD														
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2021										Heated Area: 3039					HX Base Yr 2021					Tax Group: 8		Tax Dist:							
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					543,561														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					8,833														
Interior Floor	12	HARDWOOD 50											TOTAL LAND VALUE - MARKET					300,000														
Interior Floor	14	CARPET 50											TOTAL MARKET VALUE					852,394														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					289,201														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					563,193														
Bedrooms		4 100											TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms		3.5 100											BASE TAXABLE VALUE					513,193														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					852,394														
Stories	1.	1. 100											NCON VALUE					0														
Units	0	0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					827,992																								
Quality										04	Quality Level 04																					
DOR CODE										0100	SINGLE FAMILY																					
MAP NUM											MKT AREA					02																
NEIGHBORHOOD/LOC										2122.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	3,039	100	3,039	482,301																												
FGR	539	55	296	46,976																												
FOP	39	30	12	1,905																												
FSP	195	40	78	12,379																												
TOTALS			3,812		3,425	543,561																										
EXTRA FEATURES										96155 OCEAN BREEZE DR, 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	682.00	SF	10.00	10.00	100	2016	2016	3	96	6,547																	
3	0855	CONC PAVER	0 100	0	0	36.00	SF	10.00	10.00	100	2016	2016	3	96	346																	