

PERRY RICHARD A JR
PO BOX 111
RUMSON, NJ 07760

00-00-30-155W-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND											
Exterior Wall		16		WD FR STUC 100		0900		11		2,185		146.8236		183.53		401,013		1995		2005		0		0		0		9.00		91.00									
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100% - 2023								Heated Area: 1788										HX Base Yr 2023													
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 90																																			
Interior Wall		08		DECORATIVE 10																																			
Interior Floo		12		HARDWOOD 60																																			
Interior Floo		14		CARPET 40																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				3 100																																			
Bathrooms				2.5 100																																			
Frame		02		WOOD FRAME 100																																			
Stories		1.		1. 100																																			
Units				0 100																																			
Quality		04		Quality Level 04																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				3033.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,788		100		1,788		298,618																															
FGR		486		55		267		44,593																															
FOP		48		30		14		2,338																															
FOP		105		30		32		5,344																															
FSP		210		40		84		14,029																															
TOTALS		2,637				2,185		364,922																															
EXTRA FEATURES										4969 SPANISH OAKS CIR, 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		1995		1995		3		77		2,695									
2		0812		CONCRETE C		0 100		0		0		1,442.00		SF		4.00		4.00		100		1995		1995		3		70		4,038									
3		0810		CONCRETE A		0 100		0		0		18.00		SF		6.50		6.50		100		1995		1995		3		70		82									
4		0855		CONC PAVER		0 100		10		12		120.00		SF		7.00		7.00		100		2000		2000		3		79		664									