



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		17	CB STUCCO 100		0320	11	3,457	142.1363	135.03	466,799	2003	2003	0	0	0	10.00	90.00	VALUATION BY		STANDARD																
Roof Structure		01	FLAT 100		1 TOWNHOUSE - 100% - 2021										Heated Area: 3148					HX Base Yr 2021					Tax Group: 8		Tax Dist:									
Roof Cover		07	CONC TILE 100												BUILDING MARKET VALUE										420,119											
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										16,876											
Interior Floor		14	CARPET 80												TOTAL LAND VALUE - MARKET										450,000											
Interior Floor		11	CLAY TILE 20												TOTAL MARKET VALUE										886,995											
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										341,853											
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										545,142											
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 50,000											
Bathrooms			4 100												BASE TAXABLE VALUE										495,142											
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										886,995											
Stories		3.	3. 100												NCON VALUE										0											
Units			0 100												INCOME VALUE																					
					PREVIOUS YEAR MKT VALUE										889,410																					
Quality		05	Quality Level 05																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA		03																															
NEIGHBORHOOD/LOC		3004.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	612	100	612	74,374																																
FGR	382	55	210	25,520																																
FOP	60	30	18	2,188																																
FOP	128	30	38	4,618																																
FST	32	55	18	2,188																																
FST	36	55	20	2,431																																
FUS	1,268	100	1,268	154,096																																
FUS	1,268	100	1,268	154,096																																
UOP	24	20	5	608																																
TOTALS	3,810		3,457	420,119																																
EXTRA FEATURES					95111 SANDPIPER LOOP, FERNANDINA BEACH										BLD DATE		LGL DATE		05/15/2023		MLU															
															KF 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	0811	CONCRETE B	0 100	0	0	825.00	SF	5.20	5.20	100	2003	2003	3	83	3,561																					
2	0810	CONCRETE A	0 100	10	5	50.00	SF	6.50	6.50	100	2003	2003	3	83	270																					
3	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000																					
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045																					
LAND DESCRIPTION					TOTAL OB/XF										16,876																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000																			