

GRINER LARRY F & COLLEEN P
1797 FAIRWAY DR
FERNANDINA BEACH, FL 32034

00-00-30-4811-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		8									
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		14		WD SHINGLE 80		0500		01		4,472		119.5172		179.28		801,740		1997		1997		0		0		0		14.30		85.70		VALUATION BY									
Exterior Wall		20		FACE BRICK 20		1		SFR CUST		-		100%		-		2004		Heated Area:		3712		HX		Base Yr		2004						STANDARD									
Roof Structur		08		IRREGULAR 100																												Tax Group: 8									
Roof Cover		03		COMP SHNGL 100																												Tax Dist:									
Interior Wall		05		DRYWALL 70																												BUILDING MARKET VALUE									
Interior Wall		08		DECORATIVE 30																												TOTAL MARKET OB/XF VALUE									
Interior Floo		11		CLAY TILE 60																												TOTAL LAND VALUE - MARKET									
Interior Floo		14		CARPET 40																												TOTAL MARKET VALUE									
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction									
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE									
Bedrooms				3 100																												TOTAL EXEMPTION VALUE									
Bathrooms				3 100																												BASE TAXABLE VALUE									
Frame				02 WOOD FRAME 100																												TOTAL JUST VALUE									
Stories				2. 2. 100																												NCON VALUE									
Units				0 100																												INCOME VALUE									
Occupancy				00 NONE 100																												PREVIOUS YEAR MKT VALUE									
Quality		06		Quality Level 06																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																												03									
NEIGHBORHOOD/LOC				3033.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		2,609		100		2,609		400,855																																	
FGR		1,001		55		551		84,657																																	
FOP		489		30		147		22,585																																	
FUS		1,103		100		1,103		169,468																																	
UOP		312		20		62		9,526																																	
TOTALS		5,514				4,472		687,091																																	
EXTRA FEATURES										1797 FAIRWAY DR, FERNANDINA BEACH										BLD DATE				LGL DATE																	
																				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											
1		0504		FP-ELECTRI		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		1997		1997		3		80		1,600													
2		0812		CONCRETE C		0 100		0 0		1,137.00		SF		4.00		4.00		100		1997		1997		3		73		3,320													
3		0845		KOOL DECK		0 100		0 0		780.00		SF		7.25		7.25		100		1997		1997		3		73		4,128													
4		0861		POOL GUNIT		0 100		0 0		492.00		SF		85.00		85.00		100		1997		1997		3		20		8,364													
5		0858		SCULP CONC		0 100		0 0		771.00		SF		13.00		13.00		100		1997		1997		3		92		9,221													
6		1126		CB/STC 8"		0 100		76 6		456.00		SF		6.88		6.88		100		1997		1997		3		73		2,290													
7		1126		CB/STC 8"		0 100		0 0		90.00		SF		6.88		6.88		100		1997		1997		3		73		452													
8		0877		JACUZZI		0 100		0 0		1.00		UT		1,000.00		1,000.00		100		1997		1997		3		20		200													