



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	15	CONC BLOCK 60	0100	01	1,721	109.5350	104.06	179,087	1952	2000		0		0	11.30	88.70	VALUATION BY				STANDARD									
Exterior Wall	10	ABOVE AVG 40	1 SINGLE FAM - 100% - 2019												Heated Area: 1280				HX Base Yr 2019				Tax Group: 2				Tax Dist:			
Roof Structure	03	GABLE/HIP 100													BUILDING MARKET VALUE				158,850											
Roof Cover	12	MODULAR MT 100													TOTAL MARKET OB/XF VALUE				2,585											
Interior Wall	03	PLASTER 60													TOTAL LAND VALUE - MARKET				225,000											
Interior Wall	05	DRYWALL 40													TOTAL MARKET VALUE				386,435											
Interior Floor	11	CLAY TILE 50													SOH/AGL Deduction				248,009											
Interior Floor	14	CARPET 50													ASSESSED VALUE				138,426											
Air Condition	03	CENTRAL 100													TOTAL EXEMPTION VALUE				HX HB 50,000											
Heating Type	04	AIR DUCTED 100													BASE TAXABLE VALUE				88,426											
Bedrooms		3 100													TOTAL JUST VALUE				386,435											
Bathrooms		2 100													NCON VALUE				0											
Frame	03	MASONRY 100	INCOME VALUE																											
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE				379,440																							
Units		0 100																												
BUD8 Adjustme	02	DIST FB 100																												
Occupancy	00	NONE 100																												
Quality	02	Quality Level 02																												
DOR CODE	0100	SINGLE FAMILY																												
MAP NUM		MKT AREA			01																									
NEIGHBORHOOD/LOC	1007.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,150	100	1,150	106,146																										
BAS	130	100	130	11,999																										
FCP	246	25	62	5,723																										
FEP	435	80	348	32,121																										
FOP	91	30	27	2,492																										
FOP	15	30	4	369																										
TOTALS	2,067		1,721	158,850																										
EXTRA FEATURES					808 STANLEY 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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480														
2	0810	CONCRETE A	0	100	54	10	540.00	SF	6.50	6.50	100	1985	1985	3	47	1,650														
3	0962	SKYLIGHT	0	100	0	0	2.00	UT	250.00	250.00	100	2010	2010	3	91	455														