



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY																			
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY															
Exterior Wall	05	AVERAGE 100	0500	01	1,092	117.6600	176.49	192,727	1940	1995	0	0	0	13.75	86.25	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0												Heated Area: 1092														
Roof Cover	03	COMP SHNGL 100	26 42 BAS 1993 42 26												HX Base Yr														
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1050.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,092	100	1,092	166,227																									
TOTALS		1,092		1,092	166,227																								
EXTRA FEATURES										533 OCEAN AVE, 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	0810	CONCRETE A	0 0	26	9	234.00	SF	6.50	6.50	100	1981	1981	3	35	532														
2	1242	WD DECK A	0 0	39	7	273.00	SF	10.00	10.00	100	2009	2009	3	40	1,092														
3	1242	WD DECK A	0 0	5	4	20.00	SF	10.00	10.00	100	2009	2009	3	40	80														
4	1242	WD DECK A	0 0	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18														