



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	19	COMMON BRK 100	0900	01	3,002	113.9880	142.48	427,725	1982	1982	0	0	0	30.50	69.50	VALUATION BY						STANDARD				
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2024										Heated Area: 2569					HX Base Yr 2024								
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 70																								
Interior Floo	15	HARDTILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	4 100																									
Bathrooms	2 100																									
Frame	02	WOOD FRAME 100																								
Stories	2. 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			1007.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,009	100	1,009	99,915																						
BAS	390	100	390	38,619																						
FGR	420	55	231	22,875																						
FGR	360	55	198	19,607																						
FOP	15	30	4	396																						
FUS	1,170	100	1,170	115,858																						
TOTALS			3,364		3,002	297,269																				
EXTRA FEATURES					315 LIGHTHOUSE LN, 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										
2	0812	CONCRETE C	0 100	0	0	2,920.00	SF	4.00	4.00	100	1990	1990	3	59.5	6,950											
3	0510	GARAGE WD-	0 100	24	12	288.00	SF	35.00	35.00	100	2007	2007	3	48	4,838											
4	0351	CARPORT MT	0 100	20	28	560.00	SF	10.00	10.00	100	2024	2023		100	5,600											
5	0866	POOL FIBER	0 100	0	0	500.00	SF	72.00	72.00	100	2024	2023		100	36,000											
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000											
7	0855	CONC PAVER	0 100	0	0	1,450.00	SF	10.00	10.00	100	2024	2023		100	14,500											
8	0476	VF 6 SBPL	0 100	0	0	45.00	LF	32.00	32.00	100	2024	2023		100	1,440											
9	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300											
LAND DESCRIPTION																	TOTAL OB/XF 71,628									
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		R-1	96.00	120.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000									
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