



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	14	WD SHINGLE 60		0900	01	2,521	120.2784	150.35	379,032	1982	2000	0	0	0	11.50	88.50	VALUATION BY					STANDARD												
Exterior Wall	16	WD FR STUC 40		1 SNGL FAM - 100% - 2022										Heated Area: 2215					HX Base Yr 2022															
Roof Structure	03	GABLE/HIP 100																																
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 80																																
Interior Wall	08	DECORATIVE 20																																
Interior Floor	14	CARPET 90																																
Interior Floor	15	HARDTILE 10																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		3 100																																
Bathrooms		3.5 100																																
Frame	02	WOOD FRAME 100																																
Stories	1.5	1.5 100																																
Units		0 100																																
BUD8 Adjustme	02	DIST FB 100																																
Occupancy	00	NONE 100																																
Quality	05	Quality Level 05																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC		1007.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	815	100	815	108,443																														
BAS	416	100	416	55,353																														
FGR	529	55	291	38,721																														
FOP	49	30	15	1,996																														
FUS	756	100	756	100,594																														
SFB	285	80	228	30,338																														
TOTALS	2,850		2,521	335,443																														
EXTRA FEATURES				316 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																		
1	0810	CONCRETE A	0 100	0	0	540.00	SF	6.50	6.50	100	1982	1982	3	38	1,334																			
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	51.5	1,030																			
3	1242	WD DECK A	0 100	4	5	20.00	SF	10.00	10.00	100	2004	2004	3	22	44																			
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