



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		10	ABOVE AVG 100		0320	12	1,412	197.6052	187.72	265,061	1983	2000	0	0	0	11.00	89.00	STANDARD											
Roof Structure		03	GABLE/HIP 100		1 TOWNHOUSE - 0% - 2023													Heated Area: 1150					HX Base Yr						
Roof Cover		03	COMP SHNGL 100																	VALUATION BY					Tax Dist:				
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE					235,904				
Interior Floor		11	CLAY TILE 50																	TOTAL MARKET OB/XF VALUE					2,950				
Interior Floor		14	CARPET 50																	TOTAL LAND VALUE - MARKET					150,000				
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					388,854				
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					0				
Bedrooms			2 100																	ASSESSED VALUE					388,854				
Bathrooms			2.5 100																	TOTAL EXEMPTION VALUE					0				
Frame		07	SPECIAL 100																	BASE TAXABLE VALUE					388,854				
Stories		3.	3. 100																	TOTAL JUST VALUE					388,854				
Units			0 100		NCON VALUE					0																			
BUD8 Adjustme		02	DIST FB 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE					390,305																			
Quality		02	Quality Level 02																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				01																						
NEIGHBORHOOD/LOC			1017.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	159	15	24	4,009																									
BAS	541	100	541	90,386																									
DCK	210	10	21	3,508																									
FCP	565	25	141	23,557																									
FOP	68	30	20	3,341																									
FOP	105	30	32	5,346																									
FST	20	55	11	1,838																									
FST	24	55	13	2,172																									
FUS	609	100	609	101,746																									
TOTALS		2,301		1,412	235,904																								
EXTRA FEATURES					925 TARPON AV 20, 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	10	28		280.00	SF	6.50		6.50	100	1983	1983	3	41	746											
2	0500	FP-PRE FAB	0	0	0	0		1.00	UT	3,500.00		3,500.00	100	1983	1983	3	54	1,890											
3	1242	WD DECK A	0	0	5	21		105.00	SF	13.50		13.50	100	1983	1983	3	20	284											
4	1242	WD DECK A	0	0	3	4		12.00	SF	12.50		12.50	100	1983	1983	3	20	30											
LAND DESCRIPTION										TOTAL OB/XF 2,950																			
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		0	0006	R-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000											