



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	PAGE 1 of 1																				
Exterior Wall		10	ABOVE AVG 100		0320	12	1,397	191.1562	181.60	253,695	1983	2000	0	0	0	11.00	89.00	VALUATION BY																				
Roof Structure		03	GABLE/HIP 100		1 TOWNHOUSE - 0% - 2024										Heated Area: 1150										STANDARD													
Roof Cover		03	COMP SHNGL 100												HX Base Yr										Tax Group: 2													
Interior Wall		05	DRYWALL 100																						Tax Dist:													
Interior Floor		14	CARPET 80																						BUILDING MARKET VALUE													
Interior Floor		11	CLAY TILE 20																						TOTAL MARKET OB/XF VALUE													
Air Condition		03	CENTRAL 100																						TOTAL LAND VALUE - MARKET													
Heating Type		04	AIR DUCTED 100																						TOTAL MARKET VALUE													
Bedrooms			2 100																						SOH/AGL Deduction													
Bathrooms			2.5 100																						ASSESSED VALUE													
Frame		07	SPECIAL 100																						TOTAL EXEMPTION VALUE													
Stories		3.	3. 100																						BASE TAXABLE VALUE													
Units			0 100																						TOTAL JUST VALUE													
BUD8 Adjustme		02	DIST FB 100																						NCON VALUE													
																									INCOME VALUE													
																									PREVIOUS YEAR MKT VALUE													
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	165	15	25	4,041																																		
BAS	541	100	541	87,439																																		
FCP	441	25	110	17,779																																		
FOP	68	30	20	3,232																																		
FST	168	55	92	14,869																																		
FUS	609	100	609	98,429																																		
TOTALS					1,992		1,397	225,789																														
EXTRA FEATURES					925 TARPON AV										23, 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	11	28		308.00	SF	6.50		6.50	100	1983	1983	3	41	821																				
2	1242	WD DECK A	0	0	3	4		12.00	SF	12.50		12.50	100	2011	2011	3	50	75																				
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