

OCEAN CAY PB 6/166

FERNANDINA BEACH, FL 32034

2024

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		16		WD FR STUC 70		0900		01		2,382		125.0480		156.31		372,330		2001		2001		0		0		11.00		89.00		VALUATION BY									
Exterior Wall		23		REINF CONC 30		1		SNGL FAM - 100% - 2002								Heated Area: 1954														STANDARD									
Roof Structur		08		IRREGULAR 100																										Tax Group: 2									
Roof Cover		03		COMP SHNGL 100																										Tax Dist:									
Interior Wall		05		DRYWALL 100																										BUILDING MARKET VALUE									
Interior Floo		14		CARPET 70																										TOTAL MARKET OB/XF VALUE									
Interior Floo		15		HARDTILE 30																										TOTAL LAND VALUE - MARKET									
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE									
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction									
Bedrooms		3		100																										ASSESSED VALUE									
Bathrooms		2		100																										TOTAL EXEMPTION VALUE									
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE									
Stories		1.		1. 100																										TOTAL JUST VALUE									
Units		0		100																										NCON VALUE									
Occupancy		00		NONE 100																										INCOME VALUE									
Quality		05		Quality Level 05																										PREVIOUS YEAR MKT VALUE									
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				1081.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,954		100		1,954		271,833																															
DCK		323		10		32		4,452																															
FEP		156		80		125		17,390																															
FGR		440		55		242		33,666																															
FOP		96		30		29		4,034																															
TOTALS		2,969				2,382		331,374																															
EXTRA FEATURES																																							
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													