



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	2,272	125.0480	156.31	355,136	2001	2001	0	0	0	11.00	89.00	VALUATION BY		STANDARD														
Exterior Wall	23	REINF CONC 30		1 SNGL FAM - 100% - 2006										Heated Area: 1954					HX Base Yr 2006					Tax Group: 2		Tax Dist:							
Roof Structure	08	IRREGULAR 100												BUILDING MARKET VALUE										316,071									
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										6,103									
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET										194,250									
Interior Floor	14	CARPET 70												TOTAL MARKET VALUE										516,424									
Interior Floor	15	HARDTILE 30												SOH/AGL Deduction										239,548									
Air Condition	03	CENTRAL 100												ASSESSED VALUE										276,876									
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms	3	100												BASE TAXABLE VALUE										226,876									
Bathrooms	2	100												TOTAL JUST VALUE										516,424									
Frame	02	WOOD FRAME 100												NCON VALUE										0									
Stories	1.	1. 100												INCOME VALUE																			
Units	0	100												PREVIOUS YEAR MKT VALUE										502,408									
Occupancy	00	NONE 100																															
Quality		05	Quality Level 05																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA		01																												
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																													
FGR	440	55	242	33,666																													
FOP	96	30	29	4,034																													
FOP	156	30	47	6,539																													
TOTALS				2,646		2,272	316,071																										
EXTRA FEATURES				419 GEORGIA AVE, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975																	
2	0819	CONC 12"	0	100	3	4	12.00	SF	9.50	9.50	100	2001	2001	3	80	91																	
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2001	2001	3	80	172																	
4	0810	CONCRETE A	0	100	33	16	528.00	SF	6.50	6.50	100	2001	2001	3	80	2,746																	
5	1242	WD DECK A	0	100	4	4	16.00	SF	15.00	15.00	100	2001	2001	3	20	48																	
6	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2001	2001	3	80	47																	
7	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2001	2001	3	20	24																	
LAND DESCRIPTION										TOTAL OB/XF										6,103													
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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	185,000.00	194,250.00	194,250																