



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	2,564	121.1232	151.40	388,190	2001	2001	0	0	0	11.00	89.00	VALUATION BY	STANDARD															
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2002										Heated Area: 2184										HX Base Yr 2002									
Roof Structur	08	IRREGULAR 100																														
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	14	CARPET 80																														
Interior Floo	15	HARDTILE 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		5 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.5	1.5 100																														
Units		0 100																														
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	1,794	100	1,794	241,735																												
FGR	452	55	249	33,552																												
FOP	48	30	14	1,887																												
FSP	247	40	99	13,340																												
FST	32	55	18	2,425																												
FUS	390	100	390	52,551																												
TOTALS			2,963		2,564	345,489																										
EXTRA FEATURES			407 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	1242	WD DECK A	0	100	4	8	32.00	SF	15.00	15.00	100	2001	2001	3	20	96																
3	0835	QUARY TILE	0	100	3	4	12.00	SF	20.00	20.00	100	2001	2001	3	80	192																
4	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2001	2001	3	80	187																
5	0810	CONCRETE A	0	100	31	16	496.00	SF	6.50	6.50	100	2001	2001	3	80	2,579																
6	1242	WD DECK A	0	100	5	3	15.00	SF	10.00	10.00	100	2001	2001	3	20	30																
LAND DESCRIPTION										TOTAL OB/XF										6,059												
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															