



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																	
Exterior Wall	05	AVERAGE 80	0900	01	2,306	108.5840	135.73	312,993	1990	1995	0	0	0	13.80	86.20	Tax Group: 2																	
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 0% - 0										Heated Area: 1992										Tax Dist:										
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE										269,800										
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										5,529										
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										260,000										
Interior Floor	14	CARPET 60											TOTAL MARKET VALUE										535,329										
Interior Floor	11	CLAY TILE 40											SOH/AGL Deduction										0										
Air Condition	03	CENTRAL 100	ASSESSED VALUE										535,329																				
Heating Type	04	AIR DUCTED 100	TOTAL EXEMPTION VALUE										0																				
Bedrooms	3	100	BASE TAXABLE VALUE										535,329																				
Bathrooms	2	100	TOTAL JUST VALUE										535,329																				
Frame	02	WOOD FRAME 100	NCON VALUE										0																				
Stories	2.	2. 100	INCOME VALUE																														
Units	0	100	PREVIOUS YEAR MKT VALUE										489,921																				
Quality										03	Quality Level 03																						
DOR CODE										0100	SINGLE FAMILY																						
MAP NUM											MKT AREA										01												
NEIGHBORHOOD/LOC										1075.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,351	100	1,351	158,066																													
FGR	494	55	272	31,824																													
FOP	48	30	14	1,638																													
FOP	84	30	25	2,925																													
FUS	495	100	495	57,914																													
PTO	60	5	3	351																													
SFB	182	80	146	17,082																													
TOTALS										2,714		2,306	269,800																				
EXTRA FEATURES										140 OCEAN RIDGE DR, 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380																	
2	0812	CONCRETE C	0	0	0	0	1,323.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,149																	