



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	VALUATION SUMMARY																													
Exterior Wall	10	ABOVE AVG 70	0500	01	3,202	120.3268	180.49	577,929	2019	2019	0	0	0	1.65	98.35	VALUATION BY					STANDARD											
Exterior Wall	17	CB STUCCO 30	1 SFR CUST - 100% - 2024										Heated Area: 2758					HX Base Yr 2024					Tax Group: 2					Tax Dist:				
Roof Structure	03	GABLE/HIP 100											BAS 2019					FUS 2019					FUS 2019					BAL 2019				
Roof Cover	12	MODULAR MT 100											FOP 2019					BAL 2019														
Interior Wall	05	DRYWALL 100											FGR 2019																			
Interior Floor	12	HARDWOOD 60																														
Interior Floor	11	CLAY TILE 40																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms	4	100																														
Bathrooms	3.5	100																														
Frame	03	MASONRY 100																														
Stories	3.	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			1040.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAL	384	15	58	10,295																												
BAS	610	100	610	108,282																												
FGR	464	55	255	45,266																												
FOP	36	30	11	1,952																												
FOP	384	30	115	20,414																												
FUS	1,074	100	1,074	190,648																												
FUS	1,074	100	1,074	190,648																												
UOP	24	20	5	887																												
TOTALS			4,050		3,202	568,393																										
EXTRA FEATURES					1636 IRENE CT, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980																
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2019	2019	3	90	34,425																
3	0855	CONC PAVER	0	100	0	0	1,176.00	SF	10.00	10.00	100	2018	2018	3	97	11,407																
4	0812	CONCRETE C	0	100	0	0	1,170.00	SF	4.00	4.00	100	2019	2019	3	98	4,586																
5	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2019	2019	3	90	2,592																
6	0476	VF 6 SBPL	0	100	0	0	294.00	LF	32.00	32.00	100	2019	2019	3	95	8,938																
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570																