



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY																													
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD												
Exterior Wall		05	AVERAGE 50							0900	01	3,155	108.1828	135.23	426,651	1987	2007	0	0	0	7.75	92.25	Tax Group: 2				Tax Dist:												
Exterior Wall		17	CB STUCCO 50							1 SNGL FAM - 100% - 2021										Heated Area: 2602										HX Base Yr 2021									
Roof Structure		03	GABLE/HIP 100																	BUILDING MARKET VALUE										393,586									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE										18,398									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET										400,000									
Interior Floor		14	CARPET 70																	TOTAL MARKET VALUE										811,984									
Interior Floor		15	HARDTILE 30																	SOH/AGL Deduction										209,649									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE										602,335									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms		3	100																	BASE TAXABLE VALUE										552,335									
Bathrooms		2	100																	TOTAL JUST VALUE										811,984									
Frame		02	WOOD FRAME 100																	NCON VALUE										0									
Stories		2.	2. 100																	INCOME VALUE																			
Units		0	100																	PREVIOUS YEAR MKT VALUE										794,940									
BUD\$ Adjustme		02	DIST FB 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	157	15	24	2,994																																			
BAS	908	100	908	113,273																																			
FGR	624	55	343	42,789																																			
FOP	66	30	20	2,495																																			
FOP	88	30	26	3,244																																			
FOP	184	30	55	6,862																																			
FUS	1,694	100	1,694	211,326																																			
STR	100	10	10	1,247																																			
STR	12	10	1	125																																			
UOP	88	20	18	2,245																																			
TOTALS	4,203		3,155	393,586																																			
EXTRA FEATURES					1635 LISA 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	0810	CONCRETE A	0 100	30	5	150.00	SF	6.50	6.50	100	2011	2011	3	92	897																								
2	0812	CONCRETE C	0 100	0	0	1,126.00	SF	4.00	4.00	100	1987	1987	3	52	2,342																								
3	0940	SHEDS/PORT	0 100	10	7	70.00	SF	30.00	30.00	100	2007	2007	3	31	651																								
4	0961	H-SHUTTERS	0 100	0	0	8.00	UT	800.00	800.00	100	2005	2005	3	96	6,144																								
5	1076	TRELLIS A	0 100	10	8	80.00	SF	7.50	7.50	100	2012	2012	3	68	408																								
6	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	2012	2012	3	55	440																								
7	0855	CONC PAVER	0 100	24	15	360.00	SF	10.00	10.00	100	2013	2013	3	94	3,384																								
8	1076	TRELLIS A	0 100	23	12	276.00	SF	7.50	7.50	100	2013	2013	3	71	1,470																								
9	1242	WD DECK A	0 100	23	14	322.00	SF	13.50	13.50	100	2013	2013	3	60	2,608																								
10	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	1987	1987	3	52	54																								
LAND DESCRIPTION										TOTAL OB/XF 18,398																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000																						