



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	05	AVERAGE 50	0900	01	2,661	118.4400	148.05	393,961	1986	1995	0	0	0	13.88	86.12	VALUATION BY		STANDARD																										
Exterior Wall	23	REINF CONC 50	1 SNGL FAM - 100% - 2022										Heated Area: 2040					HX Base Yr 2022					Tax Group: 2		Tax Dist:																			
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE										339,279																					
Roof Cover	12	MODULAR MT 100											TOTAL MARKET OB/XF VALUE										8,095																					
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										400,000																					
Interior Floor	11	CLAY TILE 50											TOTAL MARKET VALUE										747,374																					
Interior Floor	13	LVT/LAMNT 50											SOH/AGL Deduction										149,533																					
Air Condition	03	CENTRAL 100											ASSESSED VALUE										597,841																					
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										HX HB 50,000																					
Bedrooms	3	100											BASE TAXABLE VALUE										547,841																					
Bathrooms	2	100											TOTAL JUST VALUE										747,374																					
Frame	07	SPECIAL 100											NCON VALUE										0																					
Stories	2.	100											INCOME VALUE																															
Units	0	100											PREVIOUS YEAR MKT VALUE										732,697																					
BUD8 Adjustme	02	DIST FB 100																																										
Occupancy	00	NONE 100																																										
Quality	04	Quality Level 04																																										
DOR CODE	0100	SINGLE FAMILY																																										
MAP NUM		MKT AREA																																										
NEIGHBORHOOD/LOC		1040.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,384	100	1,384	176,461																																								
BAS	656	100	656	83,641																																								
FGR	700	55	385	49,088																																								
FOP	208	30	62	7,905																																								
FOP	208	30	62	7,905																																								
FST	72	55	40	5,100																																								
STR	48	10	5	637																																								
STR	52	10	5	637																																								
UOP	308	20	62	7,905																																								
TOTALS	3,636		2,661	339,279																																								
EXTRA FEATURES					1723 LISA AVE, FERNANDINA BEACH										BLD DATE 08/12/2014 KK																		LGL DATE											
															XF DATE																		LAND DATE											
															INC DATE																		AG DATE											
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	8	52	416.00	SF	6.50	6.50	100	1986	1986	3	49.5	1,338																												
2	0810	CONCRETE A	0	100	86	22	1,892.00	SF	6.50	6.50	100	1986	1986	3	49.5	6,088																												
3	0810	CONCRETE A	0	100	8	26	208.00	SF	6.50	6.50	100	1986	1986	3	49.5	669																												