

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														
Exterior Wall	17	CB STUCCO 100	0100	01	1,543	118.3200	112.40	173,433	1969	1995	0	0	0	14.00	86.00														
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0														Heated Area: 1316												
Roof Cover	03	COMP SHNGL 100															HX Base Yr												
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	03	MASONRY 100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA													01													
NEIGHBORHOOD/LOC			1083.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,316	100	1,316	127,209																									
FGR	252	55	139	13,437																									
FOP	98	30	29	2,804																									
FST	108	55	59	5,704																									
TOTALS			1,774	1,543		149,152																							
EXTRA FEATURES			2621 GREGOR MCGREGOR BLVD, 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	0	57	8			6.50	100	1969	1969	3	20	593														
2	0810	CONCRETE A	0	0	25	3			6.50	100	1969	1969	3	20	98														