



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	19	COMMON BRK 60	0900	01	1,732	137.0600	171.32	296,726	1961	2000	0	0	0	16.45	83.55	VALUATION BY									STANDARD														
Exterior Wall	27	PREFIN MTL 40	1 SNGL FAM - 100% - 2023										Heated Area: 1539					HX Base Yr 2023					Tax Group: 2		Tax Dist:														
Roof Structure	03	GABLE/HIP 100																					BUILDING MARKET VALUE		247,915														
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE		5,595														
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET		262,500														
Interior Floor	12	HARDWOOD 70																					TOTAL MARKET VALUE		516,010														
Interior Floor	11	CLAY TILE 30																					SOH/AGL Deduction		327,994														
Air Condition	03	CENTRAL 100																					ASSESSED VALUE		188,016														
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE		HX HB		50,000												
Bedrooms	3	100																					BASE TAXABLE VALUE		138,016														
Bathrooms	2	100																					TOTAL JUST VALUE		516,010														
																							NCON VALUE		0														
Frame	03	MASONRY 100											INCOME VALUE																										
Stories	1.5	1.5 100											PREVIOUS YEAR MKT VALUE		505,791																								
Units	0	100																																					
BUD8 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			1083.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	837	100	837	119,807																																			
FOP	76	30	23	3,292																																			
FUS	702	100	702	100,483																																			
UGR	378	45	170	24,333																																			
TOTALS			1,993		1,732	247,915																																	
EXTRA FEATURES															202 JEAN LAFITTE BLVD, FERNANDINA BEACH															BLD DATE									
																														XF DATE									
																														LGL DATE									
																														LAND 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	69	10	690.00	SF	6.50	6.50	100	1975	1975	3	26	1,166																							
2	1242	WD DECK A	0	100	14	8	112.00	SF	10.00	10.00	100	2005	2005	3	24	269																							
3	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	1961	1961	3	20	83																							
4	0825	BRICK	0	100	5	4	20.00	SF	25.00	25.00	100	1961	1961	3	39.8	199																							
5	1242	WD DECK A	0	100	0	0	260.00	SF	10.00	10.00	100	2005	2005	3	24	624																							
6	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	2005	2005	3	40	432																							
7	0855	CONC PAVER	0	100	0	0	128.00	SF	10.00	10.00	100	2005	2005	3	86	1,101																							
8	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1993	1993	3	66	515																							
9	1242	WD DECK A	0	100	0	0	201.00	SF	10.00	10.00	100	2013	2013	3	60	1,206																							
TOTAL OB/XF																	5,595																						
LAND DESCRIPTION																																							
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	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	250,000.00	262,500.00	262,500																						
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