



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	16	WD FR STUC 80	0500	01	2,801	132.8800	199.32	558,295	2001	2001	0	0	0	11.00	89.00	VALUATION BY		STANDARD														
Exterior Wall	23	REINF CONC 20	1 SFR CUST - 100% - 2024										Heated Area: 2213					HX Base Yr 2024					Tax Group: 2		Tax Dist:							
Roof Structure	08	IRREGULAR 100																BUILDING MARKET VALUE		496,883												
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE		10,852												
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET		225,000												
Interior Floor	12	HARDWOOD 70																TOTAL MARKET VALUE		732,735												
Interior Floor	15	HARDTILE 30																SOH/AGL Deduction		0												
Air Condition	03	CENTRAL 100																ASSESSED VALUE		732,735												
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE		HX HB												
Bedrooms	3	100																BASE TAXABLE VALUE		682,735												
Bathrooms	3	100																TOTAL JUST VALUE		732,735												
Frame	02	WOOD FRAME 100																NCON VALUE		0												
Stories	1.	1. 100																INCOME VALUE														
Units	0	100																PREVIOUS YEAR MKT VALUE		710,764												
Occupancy	00	NONE 100																														
Quality		05	Quality Level 05																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM		MKT AREA			01																											
NEIGHBORHOOD/LOC		1080.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,213	100	2,213	392,575																												
FCP	308	25	77	13,660																												
FGR	504	55	277	49,139																												
FOP	384	30	115	20,401																												
FSP	298	40	119	21,110																												
TOTALS		3,707		2,801	496,883																											
EXTRA FEATURES					2765 JEAN LAFITTE DR, FERNANDINA BEACH										BLD DATE				LGL DATE		08/01/2023		MLU									
															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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975																
2	0819	CONC 12"	0	100	0	0	72.00	SF	9.50	9.50	100	2001	2001	3	80	547																
3	0819	CONC 12"	0	100	7	3	21.00	SF	9.50	9.50	100	2001	2001	3	80	160																
4	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	2001	2001	3	20	20																
5	0819	CONC 12"	0	100	7	4	28.00	SF	9.50	9.50	100	2001	2001	3	80	213																
6	0810	CONCRETE A	0	100	74	16	1,184.00	SF	6.50	6.50	100	2001	2001	3	80	6,157																
7	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	100	2001	2001	3	80	780																
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