



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	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG 50	0900	01	2,038	119.0700	148.84	303,336	1998	1998	0	0	0	12.25	87.75	VALUATION BY STANDARD														
Exterior Wall	23	REINF CONC 50	1 SNGL FAM - 100% - 2021										Heated Area: 1792										HX Base Yr 2021							
Roof Structure	03	GABLE/HIP 100																					VALUATION SUMMARY							
Roof Cover	12	MODULAR MT 100																					VALUATION BY				STANDARD			
Interior Wall	05	DRYWALL 100																					Tax Group: 2				Tax Dist:			
Interior Floor	12	HARDWOOD 100																					BUILDING MARKET VALUE				266,177			
Air Condition	03	CENTRAL 100																					TOTAL MARKET OB/XF VALUE				14,596			
Heating Type	04	AIR DUCTED 100																					TOTAL LAND VALUE - MARKET				371,000			
Bedrooms		3 100	TOTAL MARKET VALUE				651,773																							
Bathrooms		3 100	SOH/AGL Deduction				140,252																							
Frame	03	MASONRY 100	ASSESSED VALUE				511,521																							
Stories	2.	2. 100	TOTAL EXEMPTION VALUE				HX HB				50,000																			
Units	00	0 100	BASE TAXABLE VALUE				461,521																							
Occupancy	00	NONE 100	TOTAL JUST VALUE				651,773																							
			NCON VALUE				0																							
			INCOME VALUE																											
			PREVIOUS YEAR MKT VALUE				619,370																							
Quality										03	Quality Level 03																			
DOR CODE										0100	SINGLE FAMILY																			
MAP NUM											MKT AREA				01															
NEIGHBORHOOD/LOC										1041.0100																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	672	100	672	87,768																										
FGR	352	55	194	25,338																										
FST	48	55	26	3,396																										
FST	48	55	26	3,396																										
FUS	1,120	100	1,120	146,280																										
TOTALS										2,240		2,038	266,177																	
EXTRA FEATURES										823 TARPON 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	1241	WD DECK G	0 100	0	0	752.00	UT	15.53	15.53	100	1998	1998	3	26	3,035															
2	0810	CONCRETE A	0 100	8	76	608.00	SF	6.50	6.50	100	1998	1998	3	75	2,964															
3	0810	CONCRETE A	0 100	0	0	615.00	SF	6.50	6.50	100	1998	1998	3	75	2,998															
4	0810	CONCRETE A	0 100	8	14	112.00	SF	6.50	6.50	100	1998	1998	3	75	546															
5	0810	CONCRETE A	0 100	0	0	677.00	SF	6.50	6.50	100	1998	1998	3	75	3,300															
6	0911	SCRN RM A	0 100	8	22	176.00	SF	35.00	35.00	100	2003	2003	3	21	1,294															
7	0940	SHEDS/PORT	0 100	14	8	112.00	SF	19.50	19.50	100	2003	2003	3	21	459															
LAND DESCRIPTION										TOTAL OB/XF										14,596										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-2	70.00	100.00	70.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	371,000													