

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	PD	NORM	% COND	PAGE 1 of 1 2																						
Exterior Wall		10	ABOVE AVG 100		0900	01	2,210	118.3350	147.92	326,903	1900	1990	0	0	145	15.25	145.00	VALUATION SUMMARY																						
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 0													VALUATION BY					STANDARD																	
Roof Cover		03	COMP SHNGL 100		Heated Area: 2132													Tax Group: 2					Tax Dist:																	
Interior Wall		03	PLASTER 100		HX Base Yr													BUILDING MARKET VALUE					474,009																	
Interior Floo		12	HARDWOOD 100															TOTAL MARKET OB/XF VALUE					8,064																	
Air Condition		03	CENTRAL 100															TOTAL LAND VALUE - MARKET					200,000																	
Heating Type		04	AIR DUCTED 100															TOTAL MARKET VALUE					682,073																	
Bedrooms			3 100															SOH/AGL Deduction					571,724																	
Bathrooms			2 100															ASSESSED VALUE					110,349																	
Frame		02	WOOD FRAME 100															TOTAL EXEMPTION VALUE					HX HB 50,000																	
Stories		1.5	1.5 100															BASE TAXABLE VALUE					60,349																	
Units			0 100															TOTAL JUST VALUE					682,073																	
BUD8 Adjustme		02	DIST FB 100															INCON VALUE					0																	
Occupancy		00	NONE 100															INCOME VALUE																						
																		PREVIOUS YEAR MKT VALUE					658,537																	
Quality		04	Quality Level 04															PERMIT NUM					DESCRIPTION					AMT					ISSUED							
DOR CODE		0100	SINGLE FAMILY															20080880					REPAIR STRUCT. BE					0					05/21/2008							
MAP NUM			MKT AREA															20070255					REROOF W/30YR SHN					10,200					02/12/2007							
NEIGHBORHOOD/LOC		1005.00																20060580					H/AC W/DUCTWORK					8,900					03/21/2006							
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE												20060565					H/AC					3,400					03/17/2006				
BAS		1,300	100		1,300		278,829												20010297					CORNER POST & RAI					3,000					02/21/2001						
FOP		156	30		47		10,080												2002875					REROOF					700					05/05/2000						
FUS		832	100		832		178,450																																	
UOP		156	20		31		6,650																																	
TOTALS		2,444			2,210		474,009																																	
EXTRA FEATURES										119 S 7TH ST, FERNANDINA BEACH										BLD DATE										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	0350	CARPORT WD		0	100	21	16	336.00		SF	13.00		13.00		100	1980	1980	3	20	874																				
2	0940	SHEDS/PORT		0	100	16	11	176.00		SF	30.00		30.00		100	1980	1980	3	20	1,056																				
3	0810	CONCRETE A		0	100	0	0	500.00		SF	6.50		6.50		100	1986	1986	3	49.5	1,609																				
4	0810	CONCRETE A		0	100	10	24	240.00		SF	6.50		6.50		100	1986	1986	3	49.5	772																				
5	0504	FP-ELECTRI		0	100	0	0	1.00		UT	2,000.00		2,000.00		100	1960	1960	3	22	440																				
6	0825	BRICK		0	100	0	0	421.00		SF	8.75		8.75		100	1986	1986	3	82	3,021																				
7	1242	WD DECK A		0	100	9	14	126.00		SF	10.00		10.00		100	1999	1999	3	20	252																				
8	0819	CONC 12"		0	100	3	7	21.00		SF	9.50		9.50		100	1960	1960	3	20	40																				
LAND DESCRIPTION										TOTAL OB/XF										8,064																				
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS		UNIT TYPE	D T	DPTH 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	0003	R-2	50.00	100.00	50.00		FF		1.00	1.00	1.00	4,000.00		4,000.00		200,000																			