

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	STANDARD																
Exterior Wall	05	AVERAGE 60	0900	01	1,340	107.0160	133.77	179,252	1909	1985	0	0	0	17.65	82.35																	
Exterior Wall	12	CEDAR 40	1 SNGL FAM - 100% - 0										Heated Area: 1268										HX Base Yr									
Roof Structure	03	GABLE/HIP 100																														
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	12	HARDWOOD 70																														
Interior Floor	08	SHT VINYL 30																														
Air Condition	02	WINDOW 100																														
Heating Type	03	FORCED AIR 100																														
Bedrooms	3	100																														
Bathrooms	1	100																														
Frame	02	WOOD FRAME 100																														
Stories	1.5	1.5 100																														
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	1005.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	944	100	944	103,991																												
FOP	60	30	18	1,983																												
FSP	136	40	54	5,949																												
FUS	324	100	324	35,691																												
TOTALS	1,464		1,340	147,614																												
EXTRA FEATURES					114 S 7TH ST, 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	0510	GARAGE WD-	0 100	20	15	300.00	SF	43.75	43.75	100	1999	1999	3	27	3,544																	