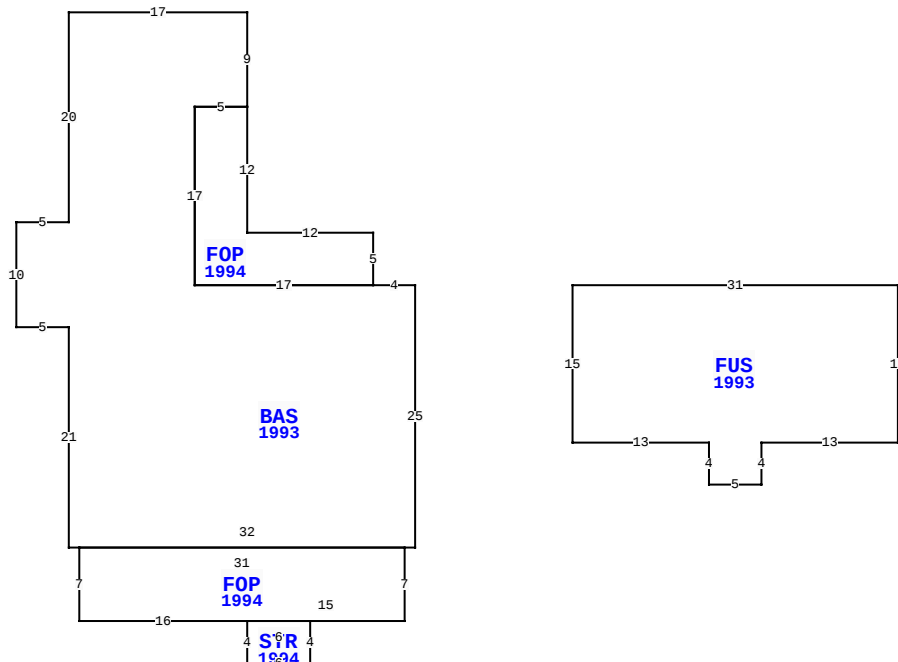


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	05	AVERAGE 100		0900	01	1,828	113.4000	141.75	259,119	1940	2000	0	0	0	11.25	88.75	VALUATION BY														
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 0% - 0												Heated Area: 1717				HX Base Yr				Tax Group: 2		Tax Dist:		STANDARD			
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE				229,968											
Interior Wall	03	PLASTER 100														TOTAL MARKET OB/XF VALUE				1,304											
Interior Floor	07	CORK/VTILE 70														TOTAL LAND VALUE - MARKET				301,500											
Interior Floor	08	SHT VINYL 30														TOTAL MARKET VALUE				532,772											
Air Condition	03	CENTRAL 100														SOH/AGL Deduction				275,174											
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE				257,598											
Bedrooms	2	100														TOTAL EXEMPTION VALUE				02 257,598											
Bathrooms	1.5	100														BASE TAXABLE VALUE				0											
Bathrooms	02	WOOD FRAME 100														TOTAL JUST VALUE				532,772											
Frame	1.5	1.5 100														NCON VALUE				0											
Units	0	100														INCOME VALUE															
BUD8 Adjustme	02	DIST FB 100														PREVIOUS YEAR MKT VALUE				369,173											
Occupancy	00	NONE 100																													
Quality		04														Quality Level 04															
DOR CODE		7100		CHURCHES																											
MAP NUM				MKT AREA		01																									
NEIGHBORHOOD/LOC		1005.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,232	100	1,232	154,989																											
FOP	145	30	44	5,535																											
FOP	217	30	65	8,177																											
FUS	485	100	485	61,015																											
STR	24	10	2	252																											
TOTALS		2,103		1,828		229,968																									
EXTRA FEATURES				101 S 8TH ST, FERNANDINA BEACH										BLD DATE		07/31/2018		KK		LGL DATE											
														XF DATE		07/31/2018		KK		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	1242	WD DECK A	0	0	0	0	159.00	SF	10.00	10.00	100	2018	2018	3	82	1,304															
</																															