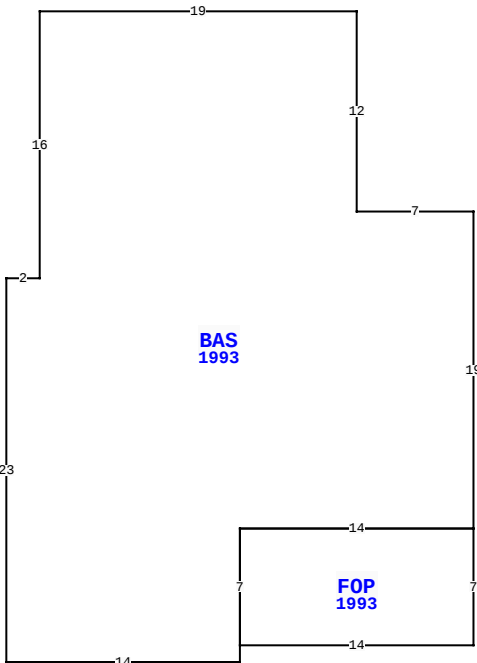


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																														
Exterior Wall		10	ABOVE AVG 100		0900	01		893	134.2656	167.83	149,872	1930	2020		0	0	1.00	99.00	VALUATION BY					STANDARD																									
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2023															Heated Area: 864															HX Base Yr 2023														
Roof Cover		03	COMP SHNGL 100																																														
Interior Wall		05	DRYWALL 100																																														
Interior Floo		12	HARDWOOD 70																																														
Interior Floo		11	CLAY TILE 30																																														
Air Condition		03	CENTRAL 100																																														
Heating Type		04	AIR DUCTED 100																																														
Bedrooms			3 100																																														
Bathrooms			1 100																																														
Frame		02	WOOD FRAME 100																																														
Stories		1.	1. 100																																														
Units			0 100																																														
BUD8 Adjustme		02	DIST FB 100																																														
Occupancy		00	NONE 100																																														
Quality		04	Quality Level 04																																														
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA		01																																												
NEIGHBORHOOD/LOC		1009.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		864		100		864		143,555																																									
FOP		98		30		29		4,818																																									
TOTALS		962				893		148,373																																									
EXTRA FEATURES										401 S 11TH ST, FERNANDINA BEACH										BLD DATE				LGL DATE		03/18/2024		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	1930	1930	3	20	700																													
2	0810	CONCRETE A		0	100	0	0	480.00		SF	6.50		6.50		100	1991	1991	3	62	1,934																													
3	0819	CONC 12"		0	100	4	4	16.00		SF	9.50		9.50		100	1991	1991	3	62	94																													