

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	04 SINGLE SID 100		0100	01	870	94.9050	90.16	78,439	1953	1980	0	0	0	29.00	71.00	VALUATION BY					STANDARD											
Exterior Wall		04	SINGLE SID 100		1 SINGLE FAM - 0% - 0										Heated Area: 792					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Structur		03	GABLE/HIP 100																						55,692									
Roof Cover		03	COMP SHNGL 100																						0									
Interior Wall		05	DRYWALL 100																						110,000									
Interior Floo		09	PINE WOOD 50																						165,692									
Interior Floo		14	CARPET 50																						61,092									
Air Condition		03	CENTRAL 100																						104,600									
Heating Type		04	AIR DUCTED 100																						0									
Bedrooms			2 100																						104,600									
Bathrooms			1 100																						165,692									
Frame		02	WOOD FRAME 100																						0									
Stories		1.	1. 100																						153,279									
Units			0 100																															
BUD8 Adjustme		02	DIST FB 100																															
Occupancy		00	NONE 100																															
Quality		02	Quality Level 02																															
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		792	100	792	50,699																													
FEP		98	80	78	4,993																													
TOTALS		890		870	55,692																													
EXTRA FEATURES										1123 GUM ST, FERNANDINA BEACH										BLD DATE 04/01/2014 KK LGL DATE 03/18/2024 MLU														
																				XF DATE														
																				INC DATE														
																				AG DATE														