



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		0500	11	1,720	156.4000	234.60	403,512	2022	2022	0	0	0	0.00	100.00	VALUATION BY				STANDARD								
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 100% - 2023										Heated Area: 1494										HX Base Yr 2023					
Roof Cover		03	COMP SHNGL 100		19 20 19 20 19 31 31 18 2 2 FGR 2022 19 51 19 14 10 4 4 6 16 19 FUS 2022 19 31 19 10 4 2 4 6 16 19 STR 2022 19 2 19 18 2 2 FOP 2022										BAS 2022															
Interior Wall		05	DRYWALL 100																											
Interior Floor		13	LVT/LAMNT 100																											
Air Condition		03	CENTRAL 100																											
Heating Type		04	AIR DUCTED 100																											
Bedrooms			3 100																											
Bathrooms			2.5 100																											
Frame		02	WOOD FRAME 100																											
Stories		2.	2. 100																											
Units			0 100																											
Quality		05	Quality Level 05																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA		01																									
NEIGHBORHOOD/LOC		1011.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	589	100	589	138,179																										
FGR	380	55	209	49,031																										
FOP	36	30	11	2,581																										
FUS	905	100	905	212,313																										
STR	64	10	6	1,408																										
TOTALS		1,974		1,720	403,512																									
EXTRA FEATURES					405 S 14TH 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	0855	CONC PAVER	0 100	0	0	930.00	SF	10.00	10.00	100	2022	2022	3	100	9,300															
2	0855	CONC PAVER	1 100	0	0	304.00	SF	10.00	10.00	100	2023	2022		100	3,040															
3	1076	TRELLIS A	1 100	19	16	304.00	SF	7.50	7.50	100	2023	2022		98	2,234															
4	0476	VF 6 SBPL	1 100	0	0	51.00	LF	32.00	32.00	100	2023	2022		99	1,616															