



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		16	WD FR STUC 100			0500	11	2,103	139.7088	209.56	440,705	1991	1995	0	0	0	14.00	86.00	VALUATION BY		STANDARD																								
Roof Structur		03	GABLE/HIP 100			1 SFR CUST - 100% - 2023										Heated Area: 1812										HX Base Yr 2023																			
Roof Cover		03	COMP SHNGL 100																							BUILDING MARKET VALUE										379,006									
Interior Wall		05	DRYWALL 100																							TOTAL MARKET OB/XF VALUE										9,286									
Interior Floo		14	CARPET 70																							TOTAL LAND VALUE - MARKET										400,000									
Interior Floo		07	CORK/VTILE 30																							TOTAL MARKET VALUE										788,292									
Air Condition		03	CENTRAL 100																							SOH/AGL Deduction										147,850									
Heating Type		04	AIR DUCTED 100																							ASSESSED VALUE										640,442									
Bedrooms			3 100																							TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			2 100																							BASE TAXABLE VALUE										590,442									
Frame		02	WOOD FRAME 100																							TOTAL JUST VALUE										788,292									
Stories		1.	1. 100																							NCON VALUE										18,313									
Units			0 100																							INCOME VALUE																			
																PREVIOUS YEAR MKT VALUE										604,009																			
Quality		04	Quality Level 04																																										
DOR CODE		0100	SINGLE FAMILY																																										
MAP NUM			MKT AREA						03																																				
NEIGHBORHOOD/LOC		3045.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	1,582	100	1,582	285,111																																									
BAS	230	100	230	41,451																																									
FGR	462	55	254	45,776																																									
FOP	81	30	24	4,325																																									
FST	24	55	13	2,343																																									
TOTALS		2,379		2,103	379,006																																								
EXTRA FEATURES					4966 SUMMER BEACH BLVD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/07/2024		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	1991	1991	3	70	2,450																														
2	0855	CONC PAVER	0 100	0	0	1,028.00	SF	7.00	7.00	100	2014	2014	3	95	6,836																														