



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	2,048	152.7742	229.16	469,320	1991	2001	0	0	0	11.00	89.00	VALUATION BY		STANDARD																			
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2022													Heated Area: 1665										HX Base Yr 2022											
Roof Cover		03	COMP SHNGL 100															Tax Group: 8										Tax Dist:											
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										417,695											
Interior Floo		15	HARDTILE 70															TOTAL MARKET OB/XF VALUE										6,119											
Interior Floo		14	CARPET 30															TOTAL LAND VALUE - MARKET										400,000											
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										823,814											
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										247,302											
Bedrooms			3 100															ASSESSED VALUE										576,512											
Bathrooms			2 100															TOTAL EXEMPTION VALUE										HX HB VX 55,000											
Bathrooms			2 100															BASE TAXABLE VALUE										521,512											
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE										823,814											
Stories		1.	1. 100															NCON VALUE										0											
Units			0 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE										655,286																								
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	1,665	100	1,665	339,580																																			
FGR	462	55	254	51,804																																			
FOP	81	30	24	4,895																																			
FSP	230	40	92	18,764																																			
FST	24	55	13	2,651																																			
TOTALS		2,462		2,048	417,695																																		
EXTRA FEATURES					4972 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	0811	CONCRETE B	0	100	0	0	933.00	SF	5.20	5.20	100	1991	1991	3	62	3,008																							
2	0855	CONC PAVER	0	100	71	3	213.00	SF	7.00	7.00	100	2011	2011	3	92	1,372																							
3	0855	CONC PAVER	0	100	0	0	243.00	SF	7.00	7.00	100	2011	2011	3	92	1,565																							
4	0855	CONC PAVER	0	100	3	9	27.00	SF	7.00	7.00	100	2011	2011	3	92	174																							
LAND DESCRIPTION					TOTAL OB/XF															6,119																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000																						