



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		17	CB STUCCO 80					0500	12	6,513	194.1230	291.18	1,896,455	2005	2005	0	0	0	9.00	91.00	VALUATION BY					STANDARD																
Exterior Wall		16	WD FR STUC 20					1 SFR CUST - 100% - 2020										Heated Area: 4996					HX Base Yr 2020					Tax Group: 5					Tax Dist:									
Roof Structur		08	IRREGULAR 100																									BUILDING MARKET VALUE					1,725,774									
Roof Cover		07	CONC TILE 100																									TOTAL MARKET OB/XF VALUE					63,788									
Interior Wall		05	DRYWALL 100																									TOTAL LAND VALUE - MARKET					700,000									
Interior Floo		11	CLAY TILE 50																									TOTAL MARKET VALUE					2,489,562									
Interior Floo		12	HARDWOOD 50																									SOH/AGL Deduction					634,627									
Air Condition		03	CENTRAL 100																									ASSESSED VALUE					1,854,935									
Heating Type		04	AIR DUCTED 100																									TOTAL EXEMPTION VALUE					HX HB					50,000				
Bedrooms			3 100																									BASE TAXABLE VALUE					1,804,935									
Bathrooms			4 100																									TOTAL JUST VALUE					2,489,562									
Frame		02	WOOD FRAME 100																									NCON VALUE					0									
Stories		2.	2. 100																									INCOME VALUE														
Units			0 100																									PREVIOUS YEAR MKT VALUE					2,415,275									
Quality		03	Quality Level 03																																							
DOR CODE		0100	SINGLE FAMILY																																							
MAP NUM			MKT AREA																									10														
NEIGHBORHOOD/LOC			10001.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																					
BAS	4,424	100	4,424		1,172,244																																					
FGR	1,174	55	646		171,173																																					
FOP	1,382	30	415		109,964																																					
FST	189	55	104		27,558																																					
FUS	572	100	572		151,565																																					
UOP	1,761	20	352		93,270																																					
TOTALS		9,502	6,513		1,725,774																																					
EXTRA FEATURES							2 HARRISON CREEK RD, FERNANDINA BEACH										BLD DATE							LGL DATE																		
																	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	0835	QUARY TILE	0	100	0	0	4,110.00	SF	10.00	10.00	100	2005	2005	3	86	35,346																										
2	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2005	2005	3	40	9,792																										
3	0861	POOL GUNIT	0	100	12	7	84.00	SF	63.75	63.75	100	2005	2005	3	40	2,142																										
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480																										
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198																										
6	0911	SCRN RM A	0	100	0	0	995.00	SF	35.00	35.00	100	2005	2005	3	24	8,358																										
7	1126	CB/STC 8"	0	100	0	0	382.00	SF	8.00	8.00	100	2005	2005	3	86	2,628																										
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	24	1,200																										
9	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2005	2005	3	86	84																										
10	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	3,560																										
LAND DESCRIPTION										TOTAL OB/XF										63,788																						
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	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	700,000.00	700,000.00	700,000																									
					</																																					