



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 100	0500	01	3,839	114.6420	171.96	660,154	2003	2013	0	0	0	5.00	95.00	VALUATION BY	STANDARD											
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2021										Heated Area: 3280										HX Base Yr 2021					
Roof Cover	03	COMP SHNGL 100																					Tax Group: 5					
Interior Wall	05	DRYWALL 100																					Tax Dist:					
Interior Floor	11	CLAY TILE 60																					BUILDING MARKET VALUE					
Interior Floor	14	CARPET 40																					TOTAL MARKET OB/XF VALUE					
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET					
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE					
Bedrooms		4 100																					SOH/AGL Deduction					
Bathrooms		3 100																					ASSESSED VALUE					
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE					
Stories	1.5	1.5 100																					BASE TAXABLE VALUE					
Units		0 100																					TOTAL JUST VALUE					
Occupancy	00	NONE 100																					NCON VALUE					
Quality			05	Quality Level 05												INCOME VALUE												
DOR CODE			0100	SINGLE FAMILY												PREVIOUS YEAR MKT VALUE												
MAP NUM				MKT AREA												10												
NEIGHBORHOOD/LOC			10001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,669	100	2,669	436,013																								
FGR	598	55	329	53,746																								
FOP	52	30	16	2,613																								
FSP	168	40	67	10,945																								
FSP	146	40	58	9,475																								
FUS	380	100	380	62,078																								
SFB	289	80	231	37,737																								
UOP	107	20	21	3,430																								
UOP	121	20	24	3,921																								
UOP	42	20	8	1,307																								
TOTALS	4,750		3,839	627,146																								
EXTRA FEATURES					112 SEA MARSH RD, 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740													
2	0855	CONC PAVER	0 100	0	0	2,413.00	SF	10.00	10.00	100	2003	2003	3	83	20,028													
3	0855	CONC PAVER	0 100	6	2	12.00	SF	10.00	10.00	100	2003	2003	3	83	100													
4	0855	CONC PAVER	0 100	0	0	898.00	SF	7.00	7.00	100	2018	2018	3	97	6,097													
TOTAL OB/XF																	27,965											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000											