



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	PAGE 1 of 2													
Exterior Wall	14	WD SHINGLE 100	0500	11	4,723	129.2408	193.86	915,601	1998	1998	0	0	0	12.50	87.50	VALUATION BY													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 0													Heated Area: 4248													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	12	HARDWOOD 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3.5 100																											
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												10													
NEIGHBORHOOD/LOC			10001.010																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,972	100	1,972	334,506																									
BAS	848	100	848	143,844																									
FGR	506	55	278	47,156																									
FOP	80	30	24	4,071																									
FOP	138	30	41	6,955																									
FOP	16	30	5	848																									
FSP	84	40	34	5,767																									
FST	36	55	20	3,392																									
FUS	788	100	788	133,667																									
FUS	640	100	640	108,561																									
TOTALS	5,475		4,723	801,151																									
EXTRA FEATURES					20 DEWBERRY CT, 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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620													
2	0830	FLAGSTONE	0	0	0	0	191.00	SF	12.00	12.00	100	2000	2000	3	79	1,811													
3	0810	CONCRETE A	0	0	0	0	890.00	SF	6.50	6.50	100	1998	1998	3	75	4,339													
4	0810	CONCRETE A	0	0	0	0	250.00	SF	6.50	6.50	100	1998	1998	3	75	1,219													
5	0825	BRICK	0	0	0	0	233.00	SF	12.50	12.50	100	1998	1998	3	93	2,709													
6	0810	CONCRETE A	0	0	0	0	120.00	SF	6.50	6.50	100	1998	1998	3	75	585													
7	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	1998	1998	3	75	146													
8	0444	BOX FNC 4'	0	0	0	0	33.00	LF	6.50	6.50	100	1998	1998	3	20	43													
9	0446	BOX FNC 6'	0	0	0	0	46.00	LF	20.00	20.00	100	1998	1998	3	20	184													
10	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1998	1998	3	45	405													
LAND DESCRIPTION					TOTAL OB/XF												13,061												
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	500,000.00	550,000.00	550,000												

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[illegible]