



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		10	ABOVE AVG 100		0500	11	2,747	145.5744	218.36	599,835	2001	2001	0	0	10.50	89.50	VALUATION BY		STANDARD										
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 0% - 0												Tax Group: 5		Tax Dist:										
Roof Cover		03	COMP SHNGL 100		Heated Area: 2539												BUILDING MARKET VALUE		536,852										
Interior Wall		05	DRYWALL 100		HX Base Yr												TOTAL MARKET OB/XF VALUE		6,405										
Interior Floor		12	HARDWOOD 50														TOTAL LAND VALUE - MARKET		350,000										
Interior Floor		14	CARPET 50														TOTAL MARKET VALUE		893,257										
Air Condition		03	CENTRAL 100														SOH/AGL Deduction		156,863										
Heating Type		04	AIR DUCTED 100														ASSESSED VALUE		736,394										
Bedrooms		3	100														TOTAL EXEMPTION VALUE		0										
Bathrooms		3	100														BASE TAXABLE VALUE		736,394										
Frame		02	WOOD FRAME 100														TOTAL JUST VALUE		893,257										
Stories		2.	2. 100														NCON VALUE		0										
Units		0	100														INCOME VALUE												
																	PREVIOUS YEAR MKT VALUE		819,356										
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		10																								
NEIGHBORHOOD/LOC		10003.010																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,305	100	1,305	255,039																									
FOP	102	30	31	6,058																									
FOP	107	30	32	6,254																									
FSP	110	40	44	8,599																									
FUS	1,234	100	1,234	241,163																									
UDC	273	25	68	13,289																									
UOP	8	20	2	391																									
UOP	10	20	2	391																									
UST	15	45	7	1,368																									
UST	50	45	22	4,300																									
TOTALS	3,214		2,747	536,852																									
EXTRA FEATURES					41 LITTLE DUNES CIR, 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	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700														
2	0825	BRICK	0	0	0	227.00	SF	12.50	12.50	100	2001	2001	3	94	2,667														
3	0810	CONCRETE A	0	0	0	298.00	SF	6.50	6.50	100	2001	2001	3	80	1,550														
4	0441	STK FNC 4'	0	0	0	52.00	LF	6.50	6.50	100	2001	2001	3	20	68														
5	0441	STK FNC 4'	0	0	0	35.00	LF	6.50	6.50	100	2001	2001	3	20	46														
6	0810	CONCRETE A	0	0	12	6	72.00	SF	6.50	100	2001	2001	3	80	374														
LAND DESCRIPTION					TOTAL OB/XF 6,405																								
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	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000												
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