



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 70	0500	11	4,550	145.6152	218.42	993,811	2002	2002	0	0	0	10.35	89.65	VALUATION BY STANDARD																																									
Exterior Wall	10	ABOVE AVG 30	1 SFR CUST - 100% - 2004										Heated Area: 3647										HX Base Yr 2004																																		
Roof Structure	08	IRREGULAR 100																																																							
Roof Cover	11	SLATE 100																																																							
Interior Wall	05	DRYWALL 100																																																							
Interior Floor	11	CLAY TILE 50																																																							
Interior Floor	14	CARPET 50																																																							
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.	100																																																							
Units	0	100																																																							
Quality			05	Quality Level 05																																																					
DOR CODE			0100	SINGLE FAMILY																																																					
MAP NUM			MKT AREA			10																																																			
NEIGHBORHOOD/LOC			10007.00																																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																					
BAS	2,744	100	2,744	537,312																																																					
DCK	60	10	6	1,175																																																					
FGR	785	55	432	84,591																																																					
FOP	90	30	27	5,287																																																					
FOP	200	30	60	11,749																																																					
FOP	489	30	147	28,785																																																					
FUS	903	100	903	176,819																																																					
UOP	70	20	14	2,741																																																					
UOP	349	20	70	13,707																																																					
UOP	735	20	147	28,785																																																					
TOTALS	6,425		4,550	890,952																																																					
EXTRA FEATURES					12 SALT MARSH DR, 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	2.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	3,440																																									
2	0855	CONC PAVER	0	100	0	0	2,577.00	SF	7.00	7.00	100	2004	2004	3	84	15,153																																									
3	0825	BRICK	0	100	0	0	88.00	SF	12.50	12.50	100	2002	2002	3	95	1,045																																									
4	0825	BRICK	0	100	0	0	218.00	SF	12.50	12.50	100	2002	2002	3	95	2,589																																									