



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		31	HARDIE BRD 100		0900	01	2,622	110.5920	138.24	362,465	2017	2017	0	0	0	2.50	97.50	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2023										Heated Area: 2282										Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												HX Base Yr 2023										BUILDING MARKET VALUE		353,403							
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE		66,092																	
Interior Floo		14	CARPET 60												TOTAL LAND VALUE - MARKET		75,000																	
Interior Floo		11	CLAY TILE 40												TOTAL MARKET VALUE		494,495																	
Air Condition		03	CENTRAL 100												SOH/AGL Deduction		3,447																	
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE		491,048																	
Bedrooms			3 100												TOTAL EXEMPTION VALUE		HX HB		50,000															
Bathrooms			2.5 100												BASE TAXABLE VALUE		441,048																	
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE		494,495																	
Stories		1.	1. 100												NCON VALUE		62,032																	
Units			0 100												INCOME VALUE																			
Occupancy		00	NONE 100												PREVIOUS YEAR MKT VALUE		416,520																	
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4077.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,282	100	2,282	307,577																														
FGR	420	55	231	31,135																														
FOP	100	30	30	4,043																														
FSP	198	40	79	10,648																														
TOTALS		3,000		2,622	353,403																													
EXTRA FEATURES					85528 BERRYESSA WAY, 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	0855	CONC PAVER	0 100	0	0	805.00	SF	10.00	10.00	100	2024	2023	3	100	8,050																			
2	0861	POOL GUNIT	0 100	23	12	276.00	SF	85.00	85.00	100	2024	2023		100	23,460																			
3	0911	SCRN RM A	0 100	40	23	920.00	SF	17.50	17.50	100	2024	2023		100	16,100																			
4	0857	SANDSTONE/	0 100	0	0	644.00	SF	16.00	16.00	100	2024	2023		100	10,304																			
5	0462	ST/AL FNC	0 100	0	0	768.00	SF	10.00	10.00	100	2024	2021		95	7,296																			
6	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2024	2021		98	882																			
LAND DESCRIPTION										TOTAL OB/XF										66,092														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																	