

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		15	CONC BLOCK 100		4803	06	384	71.5226	32.72	12,564	1958	1958	0	0	0	80.00	20.00	STANDARD											
Roof Structur		01	FLAT 100		1 STOR WAREH - 0% - 0										Heated Area: 372					HX Base Yr									
Roof Cover		04	BUILT-UP 100		31 12 20 11 4 10 4 10 12 12 BAS 1993 CAN 1994																								
Interior Wall		01	MINIMUM 100																										
Interior Floo		03	CONC FINSH 100																										
Ceiling		02	F.NOT SUS 100																										
Air Condition		01	NONE 100																										
Heating Type		01	NONE 100																										
Plumbing			0 100																										
Frame		03	MASONRY 100																										
Story Height			10 100																										
RMS			1 100																										
Stories		1.	1. 100																										
Class		00	. 100																										
Units			0 100																										
BUD8 Adjustme		02	DIST FB 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		8900MUNICIPAL																											
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1042.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	372	100	372	2,434																									
CAN	40	30	12	79																									
TOTALS		412		384	2,513																								
EXTRA FEATURES					2884 CLEVELAND AVE, 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	0812	CONCRETE C	0	0	0	0			1,098.00	SF	4.00	2010	2010	3	91	3,997													
2	0810	CONCRETE A	0	0	31	8			248.00	SF	6.50	2000	2000	3	79	1,273													