



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 1											
Exterior Wall	31	HARDIE BRD 100	0900	01	2,568	110.2080	137.76	353,768	2020	2020	0	0	0	1.00	99.00	VALUATION SUMMARY											
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021										Heated Area: 2138					HX Base Yr 2021					STANDARD				
Roof Cover	03	COMP SHNGL 100																VALUATION BY									
Interior Wall	05	DRYWALL 100																Tax Group: 4									
Interior Floor	11	CLAY TILE 60																Tax Dist:									
Interior Floor	14	CARPET 40																BUILDING MARKET VALUE									
Air Condition	03	CENTRAL 100																TOTAL MARKET OB/XF VALUE									
Heating Type	04	AIR DUCTED 100																TOTAL LAND VALUE - MARKET									
Bedrooms	3	100																TOTAL MARKET VALUE									
Bathrooms	2	100																SOH/AGL Deduction									
Frame	02	WOOD FRAME 100																ASSESSED VALUE									
Stories	1.	1. 100																TOTAL EXEMPTION VALUE									
Units	0	100																BASE TAXABLE VALUE									
Occupancy	00	NONE 100																TOTAL JUST VALUE									
Quality		03																Quality Level 03									
DOR CODE		0100	SINGLE FAMILY												INCOME VALUE												
MAP NUM			MKT AREA												PREVIOUS YEAR MKT VALUE												
NEIGHBORHOOD/LOC		4041.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	2,138	100	2,138	291,586																							
FGR	569	55	313	42,688																							
FOP	108	30	32	4,364																							
FSP	172	40	69	9,410																							
FST	15	55	8	1,091																							
PTO	168	5	8	1,091																							
TOTALS	3,170		2,568	350,230																							
EXTRA FEATURES					32104 HONEYCOMB PARKE CT, FERNANDINA BEACH										04/08/2024 MLU												
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	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2020	2020	3	99	521											
2	0810	CONCRETE A	0	100	0	0	520.00	SF	6.50	6.50	100	2020	2020	3	99	3,346											
3	0855	CONC PAVER	0	100	25	22	550.00	SF	10.00	10.00	100	2021	2021	3	99	5,445											
4	0911	SCRN RM A	0	100	25	22	550.00	SF	17.50	17.50	100	2021	2021	3	93	8,951											
5	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2021	2021	3	98	4,140											
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588											