



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	10	ABOVE AVG 70	0100	01	2,142	117.5118	111.64	239,133	2015	2015	0	0	0	3.65	96.35	VALUATION SUMMARY																
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 2024										Heated Area: 1836					HX Base Yr					STANDARD									
Roof Structure	03	GABLE/HIP 100																VALUATION BY														
Roof Cover	03	COMP SHNGL 100																Tax Group: 4					Tax Dist:					230,405				
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					5,685									
Interior Floor	14	CARPET 60																TOTAL MARKET OB/XF VALUE					75,000									
Interior Floor	11	CLAY TILE 40																TOTAL LAND VALUE - MARKET					311,090									
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					0									
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					311,090									
Bedrooms	4	100																TOTAL EXEMPTION VALUE					0									
Bathrooms	2	100																BASE TAXABLE VALUE					311,090									
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					311,090									
Stories	1.	1. 100																NCON VALUE					0									
Units	0	100																INCOME VALUE														
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE					300,775									
Quality	04	Quality Level 04																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																04														
NEIGHBORHOOD/LOC	4144.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,836	100	1,836	197,490																												
FGR	406	55	223	23,987																												
FOP	117	30	35	3,764																												
FSP	120	40	48	5,163																												
TOTALS	2,479		2,142	230,405																												
EXTRA FEATURES					95021 CHESWICK OAKS DR, FERNANDINA BEACH											BLD DATE					LGL DATE											
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	LAND DATE																
1	0810	CONCRETE A	0	0	9	3	27.00	SF 6.50	100	2015	2015	3	95	167		AG DATE																
2	0811	CONCRETE B	0	0	0	0	625.00	SF 5.20	100	2015	2015	3	95	3,088																		
3	0476	VF 6 SBPL	0	0	0	0	75.00	LF 32.00	100	2016	2016	3	90	2,160																		
4	0470	VNYL GATE	0	0	0	0	1.00	UT 300.00	100	2016	2016	3	90	270																		