



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	10	ABOVE AVG 70	0100	01	1,935	112.2639	106.65	206,368	2017	2017	0	0	2.50	97.50	STANDARD																
Exterior Wall	05	AVERAGE 30	1 SINGLE FAM - 0% - 2024													Heated Area: 1705															
Roof Structure	03	GABLE/HIP 100														HX Base Yr															
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floor	14	CARPET 70																													
Interior Floor	07	CORK/VTILE 30																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms	4	100																													
Bathrooms	2	100																													
Frame	02	WOOD FRAME 100																													
Stories	1.	1. 100																													
Units	0	100																													
Occupancy	00	NONE 100																													
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	1,705	100	1,705	177,292																											
FGR	400	55	220	22,876																											
FOP	20	30	6	624																											
PTO	70	5	4	416																											
TOTALS		2,195	1,935	201,209																											
EXTRA FEATURES															95339 MISTWOOD CT, 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	0811	CONCRETE B	0	0	0	0		566.00	SF	5.20				5.20	100	2017	2017	3	97	2,855											
LAND DESCRIPTION																						TOTAL OB/XF 2,855									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES				YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000														
REVIEW DATE 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																															