



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION												PAGE 1 of 1																			
Exterior Wall		04	SINGLE SID 60		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		03	BELOW AVG. 40		0100		01	852	91.5840	87.00	74,124	1961	1961	0	0	0	43.50	56.50	VALUATION BY															
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2019										Heated Area: 768										HX Base Yr 2019									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		04	PLYWOOD 50																															
Interior Wall		05	DRYWALL 50																															
Interior Floo		08	SHT VINYL 50																															
Interior Floo		14	CARPET 50																															
Air Condition		02	WINDOW 100																															
Heating Type		03	FORCED AIR 100																															
Bedrooms			1 100																															
Bathrooms			1 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units			0 100																															
BUD8 Adjustme		04	DIST 01 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																						04									
NEIGHBORHOOD/LOC		4005.00																																
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																										
BAS		480		100		480		23,594																										
BAS		288		100		288		14,157																										
UOP		128		20		26		1,278																										
USP		192		30		58		2,851																										
TOTALS		1,088		852		41,880																												
EXTRA FEATURES		95035 DENISE ST, 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		0940		SHEDS/PORT		0 100		0 0		240.00		SF		30.00		30.00		100		1980		1980		3		20		1,440						
2		0810		CONCRETE A		0 100		8 10		80.00		SF		6.50		6.50		100		1980		1980		3		32.5		169						