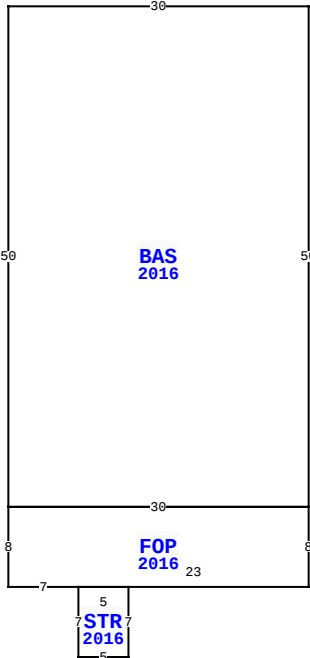


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		30	VINYL 100		0200	01	1,576	112.2000	89.76	141,462	2016	2016	0	0	0	3.00	97.00	VALUATION BY		STANDARD																								
Roof Structur		03	GABLE/HIP 100		1 SFR MODULR - 0% - 2024													Heated Area: 1500					HX Base Yr					Tax Group: 4		Tax Dist:														
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE					137,218																					
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					1,498																					
Interior Floo		08	SHT VINYL 50															TOTAL LAND VALUE - MARKET					75,000																					
Interior Floo		14	CARPET 50															TOTAL MARKET VALUE					213,716																					
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					0																					
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					213,716																					
Bedrooms			3 100															TOTAL EXEMPTION VALUE					0																					
Bathrooms			2.5 100															BASE TAXABLE VALUE					213,716																					
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					213,716																					
Stories		1.	1. 100															NCON VALUE					0																					
Units			0 100		INCOME VALUE																																							
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					205,817																																		
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		1,500		100		1,500		130,601																																				
FOP		240		30		72		6,269																																				
STR		35		10		4		348																																				
TOTALS		1,775				1,576		137,218																																				
EXTRA FEATURES					85539 LONNIE CREWS RD, FERNANDINA BEACH															BLD DATE										LGL DATE					05/30/2023					MLU				
																				XF DATE										LAND DATE														
																				INC DATE										AG 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																					
1	08	10	CONCRETE A		0	0	20	12	240.00		SF	6.50		6.50		100	2016	2016	3	96	1,498																							
																				</																								