



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 100	0900	01	3,433	88.5960	110.74	380,170	2010	2010	0	0	0	6.00	94.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 2157 HX Base Yr										
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	08	SHT VINYL 70																								
Interior Floo	14	CARPET 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			01	Quality Level 01																						
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	2,157	100	2,157	224,534																						
FGR	700	55	385	40,077																						
FOP	242	30	73	7,599																						
FOP	393	30	118	12,283																						
UUS	1,400	50	700	72,867																						
TOTALS			4,892	3,433	357,360																					
EXTRA FEATURES					85072 CREWS RD, 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	0812	CONCRETE C	0 0	0 0	1,342.00	UT	4.00	4.00	100	2010	2010	3	91	4,885												
2	0462	ST/AL FNC	0 0	72 0	288.00	SF	10.00	10.00	100	2012	2012	3	68	1,958												
3	0463	FENCE GATE	0 0	0 0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249												
TOTAL OB/XF 7,092																										
LAND DESCRIPTION																										
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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	75,000.00	75,000.00	76,500									
REVIEW DATE 12/02/2020 BY KWX Total Acres: 1.02 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/06/2024 BY SYS																										