

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 100	0800	02	1,512	128.9200	96.69	146,195	2003	2003	0	0	0	48.00	52.00																	
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2010										Heated Area: 1512					HX Base Yr 2010														
Roof Cover	03	COMP SHNGL 100	27 56 27 56 BAS 2009																													
Interior Wall	05	DRYWALL 100																														
Interior Floor	14	CARPET 80																														
Interior Floor	08	SHT VINYL 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		2 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units		0 100																														
Quality		04	Quality Level 04																													
DOR CODE		0200	MOBILE HOME																													
MAP NUM			MKT AREA		04																											
NEIGHBORHOOD/LOC		4012.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,512	100	1,512	76,021																												
TOTALS		1,512		1,512	76,021																											
EXTRA FEATURES										96174 ONEIL-SCOTT 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045																	
											</																					