



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 100		0500	01	4,852	109.9252	164.89	800,046	2015	2015	0	0	0	3.50	96.50	VALUATION BY																																				
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2016												Heated Area: 3932												HX Base Yr 2016												STANDARD													
Roof Cover		12	MODULAR MT 100																										Tax Group: 4												Tax Dist:													
Interior Wall		05	DRYWALL 100																										BUILDING MARKET VALUE												772,044													
Interior Floo		12	HARDWOOD 60																										TOTAL MARKET OB/XF VALUE												68,142													
Interior Floo		11	CLAY TILE 40																										TOTAL LAND VALUE - MARKET												181,600													
Air Condition		03	CENTRAL 100																										TOTAL MARKET VALUE												1,021,786													
Heating Type		04	AIR DUCTED 100																										SOH/AGL Deduction												456,791													
Bedrooms			4 100																										ASSESSED VALUE												564,995													
Bathrooms			3 100																										TOTAL EXEMPTION VALUE												HX HB 50,000													
Frame		02	WOOD FRAME 100																										BASE TAXABLE VALUE												514,995													
Stories		2.	2. 100																										TOTAL JUST VALUE												1,021,786													
Units		0	100																										NCON VALUE												0													
Occupancy		00	NONE 100																										INCOME VALUE																									
																													PREVIOUS YEAR MKT VALUE												988,363													
Quality		05	Quality Level 05																																																			
DOR CODE		0100	SINGLE FAMILY																																																			
MAP NUM			MKT AREA																										04																									
NEIGHBORHOOD/LOC		4020.00																																																				
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																	
BAS		2,714	100	2,714	431,848																																																	
FCP		336	25	84	13,366																																																	
FGR		576	55	317	50,441																																																	
FOP		24	30	7	1,114																																																	
FOP		610	30	183	29,119																																																	
FSP		688	40	275	43,758																																																	
FST		60	55	33	5,251																																																	
FUS		944	100	944	150,208																																																	
PTO		115	5	6	954																																																	
SFB		343	80	274	43,599																																																	
TOTALS		6,554		4,852	772,044																																																	
EXTRA FEATURES														96543 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		0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940																																					
2		0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395																																					
3		0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940																																					
4		0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	2016	2016	3	81	1,458																																					
5		0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2016	2016	3	81	2,333																																					
6		0861	POOL GUNIT	0	100	31	16	496.00	SF	85.00	85.00	100	2021	2021	3	95	40,052																																					
7		0857	SANDSTONE/	0	100	0	0	1,064.00	SF	16.00	16.00	100	2021	2021	3	100	17,024																																					