

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	AP	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		10	ABOVE AVG 100		0100	01	864	100.5480	95.52	82,529	1950	1950	0	0	30	25.25	44.75	VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0													Heated Area: 768					HX Base Yr						
Roof Cover		03	COMP SHNGL 100		BAS 1993 UEP 1993																								
Interior Wall		04	PLYWOOD 70																										
Interior Wall		05	DRYWALL 30																										
Interior Floo		09	PINE WOOD 100																										
Air Condition		01	NONE 100																										
Heating Type		02	CONVECTION 100																										
Bedrooms			3 100																										
Bathrooms			1 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
Occupancy		00	NONE 100																										
Quality		02	Quality Level 02																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																04										
NEIGHBORHOOD/LOC		4012.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	768	100	768	32,828																									
UEP	160	60	96	4,104																									
TOTALS		928		864	36,932																								
EXTRA FEATURES					96101 LONNIES LN, 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	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1960	1960	3	100	500													