



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	31	HARDIE BRD 100	0100	01	2,372	123.5829	117.40	278,473	2021	2021	0	0	0	0.50	99.50										
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 2040					HX Base Yr							
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 70																							
Interior Floor	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality		04																Quality Level 04							
DOR CODE		0100	SINGLE FAMILY																						
MAP NUM			MKT AREA		04																				
NEIGHBORHOOD/LOC		4090.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,040	100	2,040	238,299																					
FGR	448	55	246	28,736																					
FOP	36	30	11	1,285																					
FOP	216	30	65	7,593																					
FST	18	55	10	1,168																					
TOTALS		2,758		2,372	277,081																				
EXTRA FEATURES					82945 THOMPSON LN, FERNANDINA BEACH										BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU										
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	0811	CONCRETE B	0	0	0	0	697.00	SF	5.20	5.20	100	2021	2021	3						99	3,588				
LAND DESCRIPTION					TOTAL OB/XF 3,588																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								
REVIEW DATE	12/15/2021	BY	NW	Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000	PRINTED 08/06/2024 BY SYS											