



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	30	VINYL 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1,326	109,189
FUS	960	100	960	79,051
SFB	528	80	422	34,749
STP	25	10	2	164
UOP	688	20	138	11,364

TOTALS	3,527		2,848	234,517
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EXTRA FEATURES

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	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0 100	0	0	1,132.00	SF	5.20	5.20	100	1996	1996	3	72	4,238	
3	0812	CONCRETE C	0 100	0	0	1,472.00	SF	4.00	4.00	100	1997	1997	3	73	4,298	
4	0510	GARAGE WD-	0 100	18	24	432.00	SF	35.00	35.00	100	2000	2000	3	28	4,234	

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	100		OR	0.00	0.00	0.54	AC		1.00	1.00	1.00	80,000.00	80,000.00	43,200							

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		VALUATION SUMMARY			
0100	01	2,848	102.8160	97.68	278,193	1991	1991	0	0	0 15.70	84.30		STANDARD			
1 SINGLE FAM - 100% - 0													Tax Group: 4			
													Tax Dist:			
													BUILDING MARKET VALUE			
													TOTAL MARKET OB/XF VALUE			
													TOTAL LAND VALUE - MARKET			
													TOTAL MARKET VALUE			
													SOH/AGL Deduction			
													ASSESSED VALUE			
													TOTAL EXEMPTION VALUE			
													BASE TAXABLE VALUE			
													TOTAL JUST VALUE			
													NCON VALUE			
													INCOME VALUE			
													PREVIOUS YEAR MKT VALUE			

96102 LARIAT ST, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF 15,220

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1	000115	C	SFR ACRES	100		OR	0.00	0.00	0.54	AC		1.00	1.00	1.00	80,000.00	80,000.00	43,200							