

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		05	AVERAGE 100		6500	01	640	66.0000	23.10	14,784	1989	1989	0	0	0	50.00	50.00	VALUATION BY		STANDARD												
Roof Structur		03	GABLE/HIP 100		1 GARAGE RES - 0% - 0										Heated Area: 640				HX Base Yr						Tax Group: 4		Tax Dist:					
Roof Cover		01	MINIMUM 100		16 40 BAS 1993 16 40																				BUILDING MARKET VALUE		7,392					
Interior Wall		01	MINIMUM 100																						TOTAL MARKET OB/XF VALUE		0					
Interior Floop		03	CONC FINSH 100																						TOTAL LAND VALUE - MARKET		108,000					
Air Condition		01	NONE 100																						TOTAL MARKET VALUE		115,392					
Heating Type		01	NONE 100																						SOH/AGL Deduction		42,789					
Bedrooms			0 100																						ASSESSED VALUE		72,603					
Bathrooms			0 100																						TOTAL EXEMPTION VALUE		0					
Frame		01	TYP WD 100																						BASE TAXABLE VALUE		72,603					
Stories		1.	1. 100																						TOTAL JUST VALUE		115,392					
Units			0 100																						NCON VALUE		0					
Occupancy		00	NONE 100																						INCOME VALUE							
															PREVIOUS YEAR MKT VALUE		79,392															
Quality		03	Quality Level 03																													
DOR CODE		0700	MISC RESIDENTIAL																													
MAP NUM			MKT AREA												04																	
NEIGHBORHOOD/LOC		4009.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	640	100	640	7,392																												
TOTALS					640		640	7,392																								
EXTRA FEATURES					ARBOR LN, FERNANDINA BEACH										BLD DATE				LGL DATE		03/13/2024		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																