



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	31	HARDIE BRD 90			0500	01	4,611	109.3576	164.04	756,388	2014	2014	0	0	0	4.05	95.95	VALUATION BY		STANDARD														
Exterior Wall	21	STONE 10			1 SFR CUST - 100% - 2019												Heated Area: 3905												HX Base Yr 2019					
Roof Structure	08	IRREGULAR 100																	Tax Group: 4						Tax Dist:									
Roof Cover	03	COMP SHNGL 100																	BUILDING MARKET VALUE						725,754									
Interior Wall	05	DRYWALL 80																	TOTAL MARKET OB/XF VALUE						43,253									
Interior Wall	06	CUST PANEL 20																	TOTAL LAND VALUE - MARKET						130,000									
Interior Floor	12	HARDWOOD 50																	TOTAL MARKET VALUE						899,007									
Interior Floor	14	CARPET 50																	SOH/AGL Deduction						320,377									
Air Condition	03	CENTRAL 100																	ASSESSED VALUE						578,630									
Heating Type	04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE						HX HB 50,000									
Bedrooms		3 100																	BASE TAXABLE VALUE						528,630									
Bathrooms		4 100																	TOTAL JUST VALUE						899,007									
Frame	02	WOOD FRAME 100																	NCON VALUE						0									
Stories	1.5	1.5 100																	INCOME VALUE															
Units		0 100																	PREVIOUS YEAR MKT VALUE						869,318									
Occupancy	00	NONE 100																																
Quality		05 Quality Level 05																																
DOR CODE		0100 SINGLE FAMILY																																
MAP NUM					MKT AREA		04																											
NEIGHBORHOOD/LOC		4022.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	3,085	100	3,085	485,567																														
FGR	884	55	486	76,494																														
FOP	271	30	81	12,749																														
FOP	462	30	139	21,879																														
FUS	820	100	820	129,065																														
TOTALS		5,522		4,611	725,754																													
EXTRA FEATURES					96053 HIGH POINTE DR, 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	0812	CONCRETE C	0	100	0	0	2,206.00	SF	4.00	4.00	100	2014	2014	3	95	8,383																		
2	0911	SCRN RM A	0	100	33	23	759.00	SF	17.50	17.50	100	2014	2014	3	65	8,634																		
3	0861	POOL GUNIT	0	100	0	0	160.00	SF	85.00	85.00	100	2014	2014	3	75	10,200																		
4	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2014	2014	3	95	5,700																		
5	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	2014	2014	3	65	3,276																		
6	0681	POLE SHED	0	100	14	8	112.00	SF	15.00	15.00	100	2014	2014	3	75	1,260																		
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	65	1,300																		
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360																		
9	0855	CONC PAVER	0	100	12	10	120.00	SF	10.00	10.00	100	2014	2014	3	95	1,140																		
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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000																	