

BUILDING CHARACTERISTICS																	MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
ELEMENT		CD	CONSTRUCTION												VALUATION SUMMARY																										
Exterior Wall		10	ABOVE AVG 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																					
Roof Structure		08	IRREGULAR 100		0500	11	6,964	151.1640	226.75	1,579,087	2002	2002	0	0	0	10.00	90.00	Tax Group: 4		Tax Dist:																					
Roof Cover		03	COMP SHNGL 100		1 SFR CUST - 100% - 2018										Heated Area: 6088										HX Base Yr 2018																
Interior Wall		05	DRYWALL 100																						1,421,178																
Interior Floor		11	CLAY TILE 50																						170,707																
Interior Floor		12	HARDWOOD 50																						402,500																
Air Condition		03	CENTRAL 100																						1,994,385																
Heating Type		04	AIR DUCTED 100																						648,464																
Bedrooms			5 100																						1,345,921																
Bathrooms			5 100																						50,000																
Frame		02	WOOD FRAME 100																						1,295,921																
Stories		2.	2. 100																						1,994,385																
Units			0 100																						0																
Quality		05	Quality Level 05																						INCOME VALUE																
DOR CODE		0100	SINGLE FAMILY																						PREVIOUS YEAR MKT VALUE																
MAP NUM			MKT AREA																						1,848,285																
NEIGHBORHOOD/LOC		4022.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	3,400	100	3,400	693,855																																					
FGR	959	55	527	107,547																																					
FOP	565	30	170	34,693																																					
FSP	447	40	179	36,529																																					
FUS	2,688	100	2,688	548,554																																					
TOTALS		8,059	6,964	1,421,178																																					
EXTRA FEATURES					96335 HIGH POINTE DR, FERNANDINA BEACH										BLD DATE		10/07/2013		KK		LGL DATE																				
															KF DATE				LAND DATE																						
															INC DATE				AG DATE																						
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	10,196.00	SF	4.00	4.00	100	2002	2002	3	82	33,443																										
2	0861	POOL GUNIT	0 100	0	0	462.00	SF	85.00	85.00	100	2002	2002	3	29	11,388																										
3	0920	WALL-WD/M	0 100	0	0	652.00	LF	390.00	390.00	100	2002	2002	3	20	50,856																										
4	0300	BOAT DCK W	0 100	0	0	1,905.00	SF	0.40	0.40	100	2002	2002	3	30	229																										
5	0855	CONC PAVER	0 100	0	0	1,767.00	SF	10.00	10.00	100	2002	2002	3	82	14,489																										
6	0462	ST/AL FNC	0 100	0	0	1,410.00	SF	10.00	10.00	100	2002	2002	3	30	4,230																										
7	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2002	2002	3	58	522																										
8	0600	SUMMER KIT	0 100	0	0	1.00	UT	125,000.00	125,000.00	100	2002	2002	3	20	25,000																										
9	0144	BAR TOP E	0 100	0	0	10.00	LF	450.00	450.00	100	2002	2002	3	20	900																										
10	0911	SCRN RM A	0 100	0	0	1,929.00	SF	17.50	17.50	100	2015	2015	3	70	23,630																										
LAND DESCRIPTION										TOTAL OB/XF										164,687																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00</																																

[illegible]