



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	STANDARD															
Exterior Wall	05	AVERAGE 100	0820	02	1,963	117.2000	93.76	184,051	1992	1992	0	0	70.00	30.00	Tax Group: 8														
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2024												Heated Area: 1911														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2024														
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE														
Interior Floo	14	CARPET 80													TOTAL MARKET OB/XF VALUE														
Interior Floo	08	SHT VINYL 20													TOTAL LAND VALUE - MARKET														
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE														
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction														
Bedrooms		3 100													ASSESSED VALUE														
Bathrooms		2 100													TOTAL EXEMPTION VALUE														
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE														
Stories	1.	1. 100													TOTAL JUST VALUE														
Units		0 100													NCON VALUE														
Quality		03													Quality Level 03												INCOME VALUE		
DOR CODE		0200	MOBILE HOME												PREVIOUS YEAR MKT VALUE														
MAP NUM			MKT AREA		02																								
NEIGHBORHOOD/LOC		2020.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,911	100	1993	1,911	53,753																								
UOP	208	25	2011	52	1,463																								
TOTALS		2,119			1,963	55,215																							
EXTRA FEATURES										2028 RUSSELL RD, FERNANDINA BEACH										BLD 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	LGL DATE											
1	0510	GARAGE WD-	0	100	35	30	1,050.00	SF	35.00	35.00	100	1988	1988	3	20	7,350		LAND DATE											
2	0351	CARPORT MT	0	100	30	12	360.00	SF	6.60	6.60	100	1992	1992	3	20	475		AG DATE											
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	100	2005	2005	3	22	1,030													
4	0811	CONCRETE B	0	100	0	0	872.00	SF	2.60	2.60	100	2015	2015	3	95	2,154													