



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY													
Exterior Wall	10	ABOVE AVG 100	0500	01	3,621	103.3200	163.25	591,128	2020	2020	0	0	0	1.50	98.50	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2023														Heated Area: 3113												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2023												
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 90																											
Interior Floo	11	CLAY TILE 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3.5 100																											
Bathrooms																													
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA		03																								
NEIGHBORHOOD/LOC			3027.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,048	100	2020	2,048	329,321																								
FGR	722	55	2020	397	63,838																								
FOP	138	30	2020	41	6,593																								
FOP	205	30	2020	62	9,970																								
FUS	1,065	100	2020	1,065	171,253																								
STR	77	10	2020	8	1,286																								
TOTALS			4,255			3,621	582,261																						
EXTRA FEATURES										1365 AUTUMN TRACE, 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	LGL DATE												
1	0855	CONC PAVER	0	100	0	0	1,233.00	SF	10.00	10.00	100	2020	2020	3	98	12,083	LAND DATE												
2	0855	CONC PAVER	0	100	0	0	183.00	SF	10.00	10.00	100	2020	2020	3	98	1,793	AG DATE												
3	0911	SCRN RM A	0	100	23	19	437.00	SF	17.50	17.50	100	2022	2022	3	93	7,112	03/26/2024 MLU												
4	0855	CONC PAVER	0	100	0	0	437.00	SF	10.00	10.00	100	2022	2022	3	99	4,326													