



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								
Exterior Wall	12	CEDAR 80								0900	01	2,268	133.6622	176.43	400,143	1987	1998	0	0	0	14.30	85.70								
Exterior Wall	20	FACE BRICK 20								1 SNGL FAM - 100% - 2019										Heated Area: 1888										
Roof Structure	03	GABLE/HIP 100																		HX Base Yr 2019										
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	12	HARDWOOD 60																												
Interior Floo	11	CLAY TILE 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	2	100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units	0	100																												
BUD8 Adjustme	05	DIST 1A 100																												
Occupancy	00	NONE 100																												
Quality		06 Quality Level 06																												
DOR CODE		0100 SINGLE FAMILY																												
MAP NUM										MKT AREA		02																		
NEIGHBORHOOD/LOC		2031.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,888	100	1993	1,888	285,467																									
FGR	616	55	1993	339	51,257																									
FOP	96	30	1993	29	4,384																									
PTO	236	5	1993	12	1,814																									
TOTALS		2,836				2,268		342,923																						
EXTRA FEATURES										1891 N LAKESIDE 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	0811	CONCRETE B	0	100	0	0	918.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,363														
2	0861	POOL GUNIT	0	100	32	17	544.00	SF	85.00	85.00	100	1989	1989	3	20	9,248														
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100														
4	0845	KOOL DECK	0	100	0	0	512.00	SF	7.25	7.25	100	1989	1989	3	54.5	2,023														