



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	AP	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	10	ABOVE AVG 100	0900	01	1,807	134.7800	177.91	321,483	1986	1986	0	0	30	16.50	53.50	VALUATION BY					STANDARD																	
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023													Heated Area: 1440					HX Base Yr																	
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE					171,993																	
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE					4,543																	
Interior Floor	14	CARPET 60														TOTAL LAND VALUE - MARKET					200,000																	
Interior Floor	11	CLAY TILE 40														TOTAL MARKET VALUE					376,536																	
Air Condition	03	CENTRAL 100														SOH/AGL Deduction					48,481																	
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE					328,055																	
Bedrooms		3 100														TOTAL EXEMPTION VALUE					0																	
Bathrooms		2 100														BASE TAXABLE VALUE					328,055																	
Bathrooms Frame	02	WOOD FRAME 100														TOTAL JUST VALUE					376,536																	
Stories	1.	1. 100														NCON VALUE					0																	
Units		0 100														INCOME VALUE																						
BUD8 Adjustme	05	DIST 1A 100														PREVIOUS YEAR MKT VALUE					318,382																	
Occupancy	00	NONE 100																																				
Quality	06	Quality Level 06																																				
DOR CODE	0100	SINGLE FAMILY																																				
MAP NUM		MKT AREA																																				
NEIGHBORHOOD/LOC	2009.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,440	100	1993	1,440	137,062																																	
FGR	484	55	1993	266	25,318																																	
FOP	36	30	1993	11	1,047																																	
FSP	224	40	2010	90	8,566																																	
TOTALS	2,184			1,807	171,993																																	
EXTRA FEATURES						2136 EGRET LN, FERNANDINA BEACH																							BLD DATE					LGL 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	05/06/2025 MLU							
1	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	1986	1986	3	47	330																						
2	0810	CONCRETE A	0	0	35	16	560.00	SF	6.50	6.50	100	1986	1986	3	47	1,711																						
3	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	2010	2010	3	40	576																						
4	0855	CONC PAVER	0	0	0	0	214.00	SF	10.00	10.00	100	2010	2010	3	90	1,926																						
LAND DESCRIPTION																		TOTAL OB/XF										4,543										
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	000100	C	RES		0	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000																				