



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		NORM	% COND	PAGE 1 of 2										
Exterior Wall	16	WD FR STUC 100	0900	01	3,676	95.1750	125.63	461,816	2005	2005	0	0	0	9.50	90.50	VALUATION BY										
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2020										Heated Area: 3121										STANDARD			
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2020										Tax Group: 8			
Interior Wall	05	DRYWALL 100																					Tax Dist:			
Interior Floor	11	CLAY TILE 50																					BUILDING MARKET VALUE			
Interior Floor	14	CARPET 50																					TOTAL MARKET OB/XF VALUE			
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET			
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE			
Bedrooms		3 100																					SOH/AGL Deduction			
Bathrooms		3.5 100																					ASSESSED VALUE			
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE			
Stories	1.5	1.5 100																					BASE TAXABLE VALUE			
Units	0	0 100																					TOTAL JUST VALUE			
Occupancy	00	NONE 100																					NCON VALUE			
Quality			01	Quality Level 01												INCOME VALUE										
DOR CODE			0100	SINGLE FAMILY												PREVIOUS YEAR MKT VALUE										
MAP NUM			MKT AREA		03																					
NEIGHBORHOOD/LOC			3036.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,761	100	2005	2,761	313,912																					
FGR	777	55	2005	427	48,548																					
FOP	136	30	2005	41	4,662																					
FOP	222	30	2005	67	7,617																					
FUS	360	100	2005	360	40,930																					
PTO	12	5	2005	1	114																					
PTO	373	5	2005	19	2,160																					
TOTALS	4,641			3,676	417,943																					
EXTRA FEATURES						1396 MISSION SAN CARLOS 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080										
2	0812	CONCRETE C	0	100	0	0	2,053.00	SF	4.00	4.00	100	2005	2005	3	84	6,898										
3	0810	CONCRETE A	0	100	4	2	8.00	SF	6.50	6.50	100	2005	2005	3	84	44										
4	0861	POOL GUNIT	0	100	0	0	383.00	SF	85.00	85.00	100	2005	2005	3	36	11,720										
5	0845	KOOL DECK	0	100	0	0	773.00	SF	7.25	7.25	100	2005	2005	3	84	4,708										
6	0910	SCRN RM L	0	100	0	0	982.00	SF	15.00	15.00	100	2005	2005	3	22	3,241										
7	1126	CB/STC 8"	0	100	0	0	51.00	SF	8.00	8.00	100	2005	2005	3	84	343										
8	0810	CONCRETE A	0	100	0	0	174.00	SF	6.50	6.50	100	2005	2005	3	84	950										
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2009	2009	3	35	2,625										
10	0475	VF 4 SBPL	0	100	0	0	26.00	LF	14.00	14.00	100	2009	2009	3	74	269										
LAND DESCRIPTION						TOTAL OB/XF 33,878																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000									

BURDICK WENDELLE L
1396 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

00-00-30-0518-0040-0000

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ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
																					VALUATION BY					STANDARD														
																					Tax Group: 8					Tax Dist:														
																					BUILDING MARKET VALUE					417,943														
																					TOTAL MARKET OB/XF VALUE					36,557														
																					TOTAL LAND VALUE - MARKET					350,000														
																					TOTAL MARKET VALUE					804,500														
																					SOH/AGL Deduction					104,377														
																					ASSESSED VALUE					700,123														
																					TOTAL EXEMPTION VALUE					HX HB 50,722														
																					BASE TAXABLE VALUE					640,401														
																					TOTAL JUST VALUE					804,500														
																					NCON VALUE					0														
																					INCOME VALUE																			
																					PREVIOUS YEAR MKT VALUE					787,210														