



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 1																																						
Exterior Wall	10	ABOVE AVG 100	0500	01	3,730	111.6045	176.34	657,748	2015	2015	0	0	0	4.00	96.00	VALUATION SUMMARY																																						
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2022										Heated Area: 3180										STANDARD																															
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2022										Tax Group: 8																															
Interior Wall	05	DRYWALL 100											Tax Dist:										BUILDING MARKET VALUE																															
Interior Floor	11	CLAY TILE 70											631,438										TOTAL MARKET OB/XF VALUE																															
Interior Floor	14	CARPET 30											300,000										TOTAL LAND VALUE - MARKET																															
Air Condition	03	CENTRAL 100											988,218										TOTAL MARKET VALUE																															
Heating Type	04	AIR DUCTED 100											238,333										SOH/AGL Deduction																															
Bedrooms	3	100											749,885										ASSESSED VALUE																															
Bathrooms	3	100											50,722										TOTAL EXEMPTION VALUE																															
Bathrooms		3 100											699,163										BASE TAXABLE VALUE																															
Frame	02	WOOD FRAME 100											988,218										TOTAL JUST VALUE																															
Stories	2.	2. 100											0										NCON VALUE																															
Units	0	100																					INCOME VALUE																															
Occupancy	00	NONE 100	0										PREVIOUS YEAR MKT VALUE				961,297																																					
Quality													04	Quality Level 04																																								
DOR CODE													0100	SINGLE FAMILY																																								
MAP NUM														MKT AREA																																								
NEIGHBORHOOD/LOC													2122.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE											YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	2,156	100											2015	2,156	364,981																																							
FGR	484	55											2015	266	45,030																																							
FOP	264	30											2015	79	13,374																																							
FOP	330	30											2015	99	16,760																																							
FUS	1,024	100											2015	1,024	173,349																																							
STP	7	10											2015	1	169																																							
UOP	527	20											2015	105	17,775																																							
TOTALS	4,792													3,730	631,438																																							
EXTRA FEATURES													96248 OCEAN BREEZE 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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	3,840																																						
2	0855	CONC PAVER	0	100	0	0	1,272.00	SF	7.00	7.00	100	2015	2015	3	95	8,459																																						
3	0855	CONC PAVER	0	100	0	0	76.00	SF	7.00	7.00	100	2015	2015	3	95	505																																						
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	65	3,250																																						
5	0912	SCRN RM G	0	100	55	17	935.00	SF	20.00	20.00	100	2016	2016	3	70	13,090																																						
6	0855	CONC PAVER	0	100	0	0	120.00	SF	10.00	10.00	100	2016	2016	3	95	1,140																																						
7	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2016	2016	3	78	19,094																																						
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	70	1,400																																						
9	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2016	2016	3	89	5,468																																						
10	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534																																						
LAND DESCRIPTION						TOTAL OB/XF 56,780																																																
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																																					