



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	VALUATION SUMMARY																										
Exterior Wall	16	WD FR STUC 80	0500	01	4,101	104.8740	165.70	679,536	2016	2016	0	0	0	3.90	96.10	VALUATION BY	STANDARD																									
Exterior Wall	10	ABOVE AVG 20	1 SFR CUST - 100% - 2023										Heated Area: 3610					HX Base Yr 2023					Tax Group: 8					Tax Dist:														
Roof Structure	08	IRREGULAR 100											BUILDING MARKET VALUE										653,034																			
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										106,140																			
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										300,000																			
Interior Floor	12	HARDWOOD 50											TOTAL MARKET VALUE										1,059,174																			
Interior Floor	14	CARPET 50											SOH/AGL Deduction										0																			
Air Condition	03	CENTRAL 100											ASSESSED VALUE										1,059,174																			
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bedrooms	5	100											BASE TAXABLE VALUE										1,008,452																			
Bathrooms	4.5	100											TOTAL JUST VALUE										1,059,174																			
Frame	02	WOOD FRAME 100											NCON VALUE										0																			
Stories	2.	2. 100											INCOME VALUE										1,032,583																			
Units	0	100											PREVIOUS YEAR MKT VALUE																													
Occupancy	00	NONE 100																																								
Quality			04	Quality Level 04																																						
DOR CODE			0100	SINGLE FAMILY																																						
MAP NUM			MKT AREA			02																																				
NEIGHBORHOOD/LOC			2122.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,638	100	2016	2,638	420,069																																					
FGR	662	55	2016	364	57,963																																					
FOP	55	30	2016	16	2,548																																					
FSP	266	40	2016	106	16,879																																					
FUS	972	100	2016	972	154,779																																					
STR	51	10	2016	5	797																																					
TOTALS	4,644			4,101	653,034																																					
EXTRA FEATURES						96006 OCEAN BREEZE WAY, 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	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940																										
2	0855	CONC PAVER	0	100	0	0	1,522.00	SF	10.00	10.00	100	2016	2016	3	95	14,459																										
3	0855	CONC PAVER	0	100	0	0	429.00	SF	10.00	10.00	100	2016	2016	3	95	4,076																										
4	0855	CONC PAVER	0	100	0	0	365.00	SF	10.00	10.00	100	2016	2016	3	95	3,468																										
5	0912	SCRN RM G	0	100	0	0	1,600.00	SF	20.00	20.00	100	2016	2016	3	70	22,400																										
6	0861	POOL GUNIT	0	100	0	0	562.00	SF	85.00	85.00	100	2016	2016	3	78	37,261																										
7	0855	CONC PAVER	0	100	0	0	1,038.00	SF	15.00	15.00	100	2016	2016	3	95	14,792																										
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	204.00	LF	32.00	32.00	100	2016	2016	3	89	5,810																										
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 106,140																																				
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																									