



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION						VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY													
Exterior Wall	10	ABOVE AVG 100	0500	01	2,974	116.0712	183.39	545,402	2017	2017	0	0	0	3.00	97.00	Tax Group: 8	STANDARD												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019														Heated Area: 2488												
Roof Cover	03	COMP SHNGL 90	HX Base Yr 2019																										
Roof Cover	12	MODULAR MT 10																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
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	2,488	100	2017	2,488	442,586																								
FGR	621	55	2017	342	60,837																								
FOP	159	30	2017	48	8,539																								
FSP	240	40	2017	96	17,077																								
TOTALS			3,508				2,974	529,040																					
EXTRA FEATURES			96104 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	0855	CONC PAVER	0	100	0	0	704.00	SF	7.00	7.00	100	2017	2017	3	96	4,731													
2	0855	CONC PAVER	0	100	0	0	51.00	SF	7.00	7.00	100	2017	2017	3	96	343													
3	0855	CONC PAVER	0	100	0	0	120.00	SF	7.00	7.00	100	2017	2017	3	96	806													