



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	16	WD FR STUC 100	0500	01	2,917	109.5570	173.10	504,933	2018	2018	0	0	0	3.00	97.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2022													Heated Area: 2505														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022														
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMMT 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2.5 100																												
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	2,505	100	2018	2,505	420,608																									
FGR	542	55	2018	298	50,036																									
FOP	34	30	2018	10	1,679																									
FOP	200	30	2018	60	10,074																									
FST	64	55	2018	35	5,877																									
PTO	28	5	2018	1	168																									
PTO	32	5	2018	2	336																									
PTO	120	5	2018	6	1,008																									
TOTALS			3,525		2,917	489,785																								
EXTRA FEATURES						96008 SEA 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	0855	CONC PAVER	0	100	0	0	1,003.00	SF	10.00	10.00	100	2018	2018	3	97	9,729														
2	0855	CONC PAVER	0	100	0	0	66.00	SF	10.00	10.00	100	2018	2018	3	97	640														
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960														
4	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2024	2023		98	27,989														
5	0855	CONC PAVER	0	100	0	0	480.00	SF	10.00	10.00	100	2024	2023		100	4,800														
6	0855	CONC PAVER	0	100	0	0	252.00	SF	10.00	10.00	100	2024	2023		100	2,520														
7	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2024	2023		99	4,562														
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297														
TOTAL OB/XF 52,497																														
LAND DESCRIPTION																														
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													
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													
REVIEW DATE 04/03/2023 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS																														