



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	31	HARDIE BRD 100					0500	01	2,911	108.5700	171.54	499,353	2022	2022	0	0	0	0.50	99.50	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100					1 SFR CUST - 100% - 2023														Heated Area: 2613						HX Base Yr 2023					
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																			VALUATION BY											
Interior Floo	12	HARDWOOD 60																			Tax Group: 8											
Interior Floo	14	CARPET 40																			Tax Dist:											
Air Condition	03	CENTRAL 100																			BUILDING MARKET VALUE											
Heating Type	04	AIR DUCTED 100																			TOTAL MARKET OB/XF VALUE											
Bedrooms		3 100																			TOTAL LAND VALUE - MARKET											
Bathrooms		2.5 100																			TOTAL MARKET VALUE											
Frame	02	WOOD FRAME 100																			SOH/AGL Deduction											
Stories	2.	2. 100											ASSESSED VALUE																			
Units	00	0 100											TOTAL EXEMPTION VALUE																			
Occupancy	00	NONE 100											HX HB																			
Quality		04	Quality Level 04												BASE TAXABLE VALUE																	
DOR CODE		0100	SINGLE FAMILY												TOTAL JUST VALUE																	
MAP NUM			MKT AREA												NCON VALUE																	
NEIGHBORHOOD/LOC		2001.00													INCOME VALUE																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											PREVIOUS YEAR MKT VALUE																
BAS	1,341	100	2022	1,341	228,885																											
FGR	400	55	2022	220	37,550																											
FOP	48	30	2022	14	2,390																											
FSP	143	40	2022	57	9,729																											
FUS	1,272	100	2022	1,272	217,108																											
STP	72	10	2022	7	1,195																											
TOTALS	3,276			2,911	496,856																											
EXTRA FEATURES						96015 WOODMERE WAY, FERNANDINA BEACH										BLD DATE						LGL DATE										
																XF DATE						LAND DATE										
																INC DATE						AG DATE										
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	713.00	SF	10.00	10.00	100	2022	2022	3	99	7,059																
2	0476	VF 6 SBPL	0	100	0	0	204.00	LF	32.00	32.00	100	2022	2022	3	98	6,397																
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588																