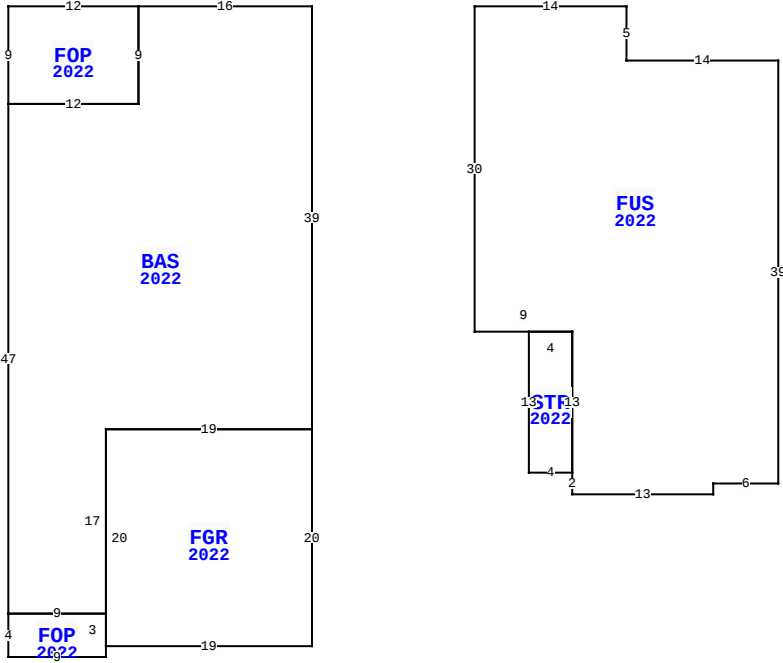




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										8																								
ELEMENT		CD	CONSTRUCTION		TYPE										VALUATION SUMMARY										PAGE 1 of 1																													
Exterior Wall		31	HARDIE BRD 100		0500	01	2,443	117.3060	185.34	452,786	2022	2022	0	0	0	0.50	99.50	VALUATION BY										STANDARD																										
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 100% - 2024										Heated Area: 2186										HX Base Yr 2024										Tax Group: 8										Tax Dist:									
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE										450,522																			
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										59,831																													
Interior Floor		12	HARDWOOD 60												TOTAL LAND VALUE - MARKET										275,000																													
Interior Floor		14	CARPET 40												TOTAL MARKET VALUE										785,353																													
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										130,346																													
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										655,007																													
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB 50,722																													
Bathrooms			3.5 100												BASE TAXABLE VALUE										604,285																													
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										785,353																													
Stories		2.	2. 100												NCON VALUE										0																													
Units		0	0 100		INCOME VALUE																																																	
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										583,097																																							
Quality		04	Quality Level 04																																																			
DOR CODE		0100	SINGLE FAMILY																																																			
MAP NUM			MKT AREA		02																																																	
NEIGHBORHOOD/LOC		2001.00																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																	
BAS	1,137	100	2022	1,137	209,678																																																	
FGR	380	55	2022	209	38,542																																																	
FOP	36	30	2022	11	2,029																																																	
FOP	108	30	2022	32	5,901																																																	
FUS	1,049	100	2022	1,049	193,450																																																	
STR	52	10	2022	5	922																																																	
TOTALS		2,762			2,443	450,522																																																
EXTRA FEATURES					96010 WOODMERE 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	488.00	SF	10.00	10.00	100	2022	2022	3	99	4,831																																							
2	0861	POOL GUNIT	0 100	0	0	392.00	SF	85.00	85.00	100	2025	2024		100	33,320																																							
3	0855	CONC PAVER	0 100	0	0	1,344.00	SF	10.00	10.00	100	2025	2024		100	13,440																																							
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000																																							
5	0462	ST/AL FNC	0 100	0	0	624.00	SF	10.00	10.00	100	2025	2024		100	6,240																																							
LAND DESCRIPTION																	TOTAL OB/XF										59,831																											
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																														
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000																																					