



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 2																																					
Exterior Wall	19	COMMON BRK 80	0500	12	4,035	225.8608	356.86	1,439,930	1958	2018	0	0	0	6.10	93.90	VALUATION SUMMARY																																					
Exterior Wall	10	ABOVE AVG 20	1 SFR CUST - 100% - 2024														STANDARD																																				
Roof Structure	03	GABLE/HIP 100	Heated Area: 2574														Tax Group: 2																																				
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2024														Tax Dist:																																				
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE																																				
Interior Floo	12	HARDWOOD 100															TOTAL MARKET OB/XF VALUE																																				
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET																																				
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE																																				
Bedrooms	4	100															SOH/AGL Deduction																																				
Bathrooms	3	100															ASSESSED VALUE																																				
Bathrooms																	TOTAL EXEMPTION VALUE																																				
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE																																				
Stories	1.	1. 100															TOTAL JUST VALUE																																				
Units	0	100															NCON VALUE																																				
BUD8 Adjustme	02	DIST FB 100															INCOME VALUE																																				
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE																																																		
Quality			06	Quality Level 06																																																	
DOR CODE			0100	SINGLE FAMILY																																																	
MAP NUM				MKT AREA													01																																				
NEIGHBORHOOD/LOC			1007.00																																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	500	100	1993	500	167,546																																																
BAS	1,810	100	1993	1,810	606,516																																																
BAS	264	100	2008	264	88,464																																																
FEP	480	80	2025	384	128,675																																																
FGR	594	55	1993	327	109,575																																																
FGR	810	55	2025	446	149,451																																																
FOP	162	30	2025	49	16,419																																																
FSP	240	40	2017	96	32,169																																																
UBM	748	20	1993	150	50,264																																																
UOP	44	20	2017	9	3,016																																																
TOTALS	5,652			4,035	1,352,094																																																
EXTRA FEATURES						112 N WOLFF ST, FERNANDINA BEACH																																															
						<table><tr><td colspan="2">BLD DATE</td><td colspan="2"></td><td colspan="2">LGL DATE</td><td colspan="2"></td></tr><tr><td colspan="2">XF DATE</td><td colspan="2"></td><td colspan="2">LAND DATE</td><td colspan="2"></td></tr><tr><td colspan="2">INC DATE</td><td colspan="2"></td><td colspan="2">AG DATE</td><td colspan="2"></td></tr></table>														BLD DATE				LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE													
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700																																					
2	0810	CONCRETE A	0	100	0	0	2,235.00	SF	6.50	6.50	100	1958	1958	3	20	2,906																																					
3	0812	CONCRETE C	0	100	0	0	2,015.00	SF	4.00	4.00	100	1998	1998	3	73	5,884																																					
4	1127	BRICK 8"	0	100	0	0	147.00	SF	11.00	11.00	100	2017	2017	3	99	1,601																																					
5	0825	BRICK	0	100	0	0	1,074.00	SF	12.50	12.50	100	2017	2017	3	99	13,291																																					
6	0350	CARPORT WD	0	100	0	0	620.00	SF	13.00	13.00	100	2024	2017		74	5,964																																					
7	0300	BOAT DCK W	0	100	110	4	440.00	SF	40.00	40.00	100	2024	2017		81	14,256																																					
8	0310	AL GANG WY	0	100	20	0	20.00	LF	115.00	115.00	100	2024	2017		74	1,702																																					
9	0303	FLT DOCK W	0	100	0	0	155.00	SF	26.00	26.00	100	2024	2017		81	3,264																																					
TOTAL OB/XF																49,568																																					
LAND DESCRIPTION																																																					
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	000131	C	RES CREEK	100		R-1	111.00	318.00	111.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	721,500																																				
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