



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	16	WD FR STUC 100								0500	01	5,252	106.5852	168.40	884,437	2005	2005	0	0	0	9.50	90.50	STANDARD																
Roof Structur	08	IRREGULAR 100								1 SFR CUST - 100% - 2006														Tax Group: 2															
Roof Cover	03	COMP SHNGL 100								Heated Area: 4225														Tax Dist:															
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE															
Interior Floo	11	CLAY TILE 70																						TOTAL MARKET OB/XF VALUE															
Interior Floo	14	CARPET 30																						TOTAL LAND VALUE - MARKET															
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE															
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction															
Bedrooms		4 100																						ASSESSED VALUE															
Bathrooms		4 100																						TOTAL EXEMPTION VALUE															
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE															
Stories	1.5	1.5 100																						TOTAL JUST VALUE															
Units	0	0 100																						NCON VALUE															
Occupancy	00	NONE 100																						INCOME VALUE															
Quality		02 Quality Level 02								PREVIOUS YEAR MKT VALUE										1,055,770																			
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM		MKT AREA																																					
NEIGHBORHOOD/LOC		1011.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	3,236	100	2005	3,236	493,173																																		
FGR	914	55	2005	503	76,658																																		
FOP	90	30	2005	27	4,115																																		
FOP	775	30	2005	232	35,357																																		
FUS	770	100	2005	770	117,350																																		
PTO	56	5	2005	3	457																																		
PTO	60	5	2010	3	457																																		
PTO	20	5	2022	1	152																																		
SFB	70	80	2005	56	8,534																																		
SFB	204	80	2005	163	24,841																																		
TOTALS	7,483			5,252	800,415																																		
EXTRA FEATURES						2122 CEDAR ST, 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	0810	CONCRETE A	0	100	0	0	3,050.00	SF	6.50	6.50	100	2005	2005	3	84	16,653																							
2	1242	WD DECK A	0	100	21	6	126.00	SF	10.00	10.00	100	2005	2005	3	22	277																							
3	1242	WD DECK A	0	100	11	4	44.00	SF	10.00	10.00	100	2005	2005	3	22	97																							
4	1131	REINFR	8	0	100	8	32.00	SF	9.45	9.45	100	2005	2005	3	96	290																							
5	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50	6.50	100	2005	2005	3	84	229																							
6	0910	SCRN RM L	0	100	0	0	1,504.00	SF	15.00	15.00	100	2010	2010	3	40	9,024																							
7	0861	POOL GUNIT	0	100	18	12	216.00	SF	170.00	170.00	100	2010	2010	3	56	20,563																							
8	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2010	2010	3	40	1,600																							
LAND DESCRIPTION										TOTAL OB/XF										48,733																			
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	0002	R-1	200.00	218.00	200.00	FF		1.00	1.00	0.85	2,200.00	1,870.00	374,000																						
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