



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 90								0320	01	1,705	111.2000	111.20	189,596	1989	1989		9	0	0	16.15	74.85	VALUATION BY															
Exterior Wall	12	CEDAR 10								1 TOWNHOUSE - 0% - 2024										Heated Area: 1361										HX Base Yr									
Roof Structure	03	GABLE/HIP 100																		BUILDING MARKET VALUE										141,913									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										4,884									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										150,000									
Interior Floo	14	CARPET 80																		TOTAL MARKET VALUE										296,797									
Interior Floo	11	CLAY TILE 20																		SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										296,797									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										0									
Bedrooms	2	100																		BASE TAXABLE VALUE										296,797									
Bathrooms	2	100																		TOTAL JUST VALUE										296,797									
Frame	02	WOOD FRAME 100																		NCON VALUE										0									
Stories	1.	1. 100								INCOME VALUE																													
Units	0	100								PREVIOUS YEAR MKT VALUE										290,343																			
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		01																																		
NEIGHBORHOOD/LOC		1029.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,361	100	1993	1,361	113,280																																		
FGR	252	55	1993	139	11,570																																		
FOP	9	30	1993	3	250																																		
UEP	336	60	2013	202	16,813																																		
TOTALS		1,958			1,705	141,913																																	
EXTRA FEATURES										1124 NATURES WALK CT										B, 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	0811	CONCRETE B	0	0	0	0	649.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,839																							
2	1242	WD DECK A	0	0	0	0	144.00	SF	10.00	10.00	100	2000	2000	3	20	288																							
3	0855	CONC PAVER	0	0	0	0	358.00	SF	10.00	10.00	100	2000	2000	3	77	2,757																							