



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	VALUATION SUMMARY																					
Exterior Wall	05	AVERAGE 80	0320	01	1,581	113.9340	113.93	180,123	1991	1991	0	0	0	15.70	84.30	STANDARD																					
Exterior Wall	12	CEDAR 20	1 TOWNHOUSE - 100% - 2020										Heated Area: 1389					HX Base Yr					Tax Group: 2					Tax Dist:									
Roof Structur	03	GABLE/HIP 100											BUILDING MARKET VALUE										151,844														
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										11,888														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										150,000														
Interior Floo	14	CARPET 70											TOTAL MARKET VALUE										313,732														
Interior Floo	12	HARDWOOD 30											SOH/AGL Deduction										88,197														
Air Condition	03	CENTRAL 100											ASSESSED VALUE										225,535														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										13 225,535														
Bedrooms	04	3 100											BASE TAXABLE VALUE										0														
Bathrooms	04	2 100											TOTAL JUST VALUE										313,732														
Frame	02	WOOD FRAME 100	DOR CODE										NCON VALUE										0														
Stories	1.	1. 100	MAP NUM										INCOME VALUE										0														
Units	0	0 100	MKT AREA										PREVIOUS YEAR MKT VALUE										306,832														
Occupancy	00	NONE 100	NEIGHBORHOOD/LOC																																		
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	1,389	100	1993	1,389	133,404																																
FGR	252	55	1993	139	13,350																																
FOP	9	30	1993	3	288																																
USP	168	30	2013	50	4,803																																
TOTALS			1,818			1,581	151,844																														
EXTRA FEATURES										2015 NATURES BEND DR A, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380																					
2	0855	CONC PAVER	0	100	0	0	598.00	SF	7.00	7.00	100	2014	2014	3	94	3,935																					
3	0855	CONC PAVER	0	100	0	0	171.00	SF	7.00	7.00	100	2014	2014	3	94	1,125																					
4	0855	CONC PAVER	0	100	0	0	676.00	SF	7.00	7.00	100	2014	2014	3	94	4,448																					