



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	05	AVERAGE 50	2700	11	2,114	145.9416	192.64	407,241	1988	2008	0	0	0	7.75	92.25	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 50	1 DUPLEX - 0% - 0													Heated Area: 2080 HX Base Yr													
Roof Structure	03	GABLE/HIP 100														VALUATION BY													
Roof Cover	03	COMP SHNGL 100														STANDARD													
Interior Wall	05	DRYWALL 100														Tax Group: 2													
Interior Floor	14	CARPET 90														Tax Dist:													
Interior Floor	08	SHT VINYL 10														BUILDING MARKET VALUE													
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													
Bedrooms	4	100														TOTAL MARKET VALUE													
Bathrooms	3	100														SOH/AGL Deduction													
Frame	02	WOOD FRAME 100														ASSESSED VALUE													
Stories	2.	2. 100														TOTAL EXEMPTION VALUE													
Units	0	100														BASE TAXABLE VALUE													
BUD8 Adjustme	02	DIST FB 100	TOTAL JUST VALUE																										
Quality																05	Quality Level 05												
DOR CODE																0800	MULTI-FAMILY												
MAP NUM																MKT AREA													
NEIGHBORHOOD/LOC																1039.00													
TOTALS																2,224	2,114 375,680												
EXTRA FEATURES																2805 OCEAN DR, FERNANDINA BEACH													
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