



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	16	WD FR STUC 80		0500	01	2,710	116.5824	184.20	499,182	1998	1998	0	0	0	13.00	87.00	VALUATION BY STANDARD																
Exterior Wall	17	CB STUCCO 20		1 SFR CUST - 100% - 2020										Heated Area: 2322										HX Base Yr 2020									
Roof Structure	08	IRREGULAR 100																															
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 80																															
Interior Floor	15	HARDTILE 20																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms	4	100																															
Bathrooms	2	100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 100																															
Units	0	100																															
Occupancy	00	NONE 100																															
Quality		05	Quality Level 05																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA		01																												
NEIGHBORHOOD/LOC		1080.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,322	100	1998	2,322	372,109																												
FGR	474	55	1998	261	41,826																												
FOP	200	30	1998	60	9,615																												
FSP	168	40	2009	67	10,737																												
TOTALS		3,164			2,710	434,288																											
EXTRA FEATURES										2725 S OCEAN OAKS DR, 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	1998	1998	3	80	2,800																	
2	0855	CONC PAVER	0	100	0	0	656.00	SF	7.00	7.00	100	2014	2014	3	94	4,316																	
3	0819	CONC 12"	0	100	5	6	30.00	SF	9.50	9.50	100	2000	2000	3	77	219																	
4	1242	WD DECK A	0	100	4	11	44.00	SF	10.00	10.00	100	2000	2000	3	20	88																	
5	1242	WD DECK A	0	100	3	3	9.00	SF	15.00	15.00	100	1998	1998	3	20	27																	
6	1241	WD DECK G	0	100	0	0	230.00	UT	11.50	11.50	100	2000	2000	3	27	714																	
7	0866	POOL FIBER	0	100	15	8	120.00	SF	72.00	72.00	100	2000	2000	3	20	1,728																	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200																	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400																	
10	0910	SCRN RM L	0	100	14	25	350.00	SF	15.00	15.00	100	2006	2006	3	24	1,260																	
LAND DESCRIPTION										TOTAL OB/XF 11,752																							
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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	300,000.00	330,000.00	330,000																