



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										
Exterior Wall	10	ABOVE AVG 100				0500	11	2,574	150.3274	237.52	611,376	2021	2021	0	0	0	1.00	99.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100				1 SFR CUST - 0% - 2025													Heated Area: 2120				HX Base Yr						
Roof Cover	13	STAND SEAM 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMNT 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1003.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,264	100	2021	1,264	297,223																								
FOP	200	30	2021	60	14,108																								
FSP	200	40	2021	80	18,812																								
FUS	856	100	2021	856	201,284																								
UAT	484	10	2021	48	11,287																								
UDG	484	55	2021	266	62,548																								
TOTALS		3,488			2,574	605,262																							
EXTRA FEATURES						1021 SOMERUELUS ST, FERNANDINA BEACH										BLD DATE				LGL DATE				05/07/2025				MLU	
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	0855	CONC PAVER	0	0	0	0	921.00	SF	10.00	10.00	100	2021	2021	3	99	9,118													
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465													