



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TAX										VALUATION SUMMARY														
					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	01	2,377	136.3670	215.46	512,148	2018	2018	0	0	0	2.50	97.50												
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 100% - 2025										Heated Area: 1977														
Roof Cover		03	COMP SHNGL 100												HX Base Yr 2025														
Interior Wall		05	DRYWALL 100																										
Interior Floor		11	CLAY TILE 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
Occupancy		00	NONE 100																										
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1210.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,977	100	2018	1,977	415,315																								
FGR	495	55	2018	272	57,140																								
FOP	180	30	2018	54	11,344																								
FSP	179	40	2018	72	15,125																								
STP	24	10	2018	2	420																								
TOTALS		2,855			2,377	499,344																							
EXTRA FEATURES					1536 COASTAL 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	0855	CONC PAVER	0 100	0	0	725.00	SF	7.00	7.00	100	2018	2018	3	97	4,923														
2	0855	CONC PAVER	0 100	0	0	60.00	SF	7.00	7.00	100	2018	2018	3	97	407														
3	0855	CONC PAVER	0 100	0	0	184.00	SF	7.00	7.00	100	2018	2018	3	97	1,249														
4	0810	CONCRETE A	0 100	3	5	15.00	SF	6.50	6.50	100	2018	2018	3	97	95														
5	0476	VF 6 SBPL	0 100	0	0	48.00	LF	32.00	32.00	100	2018	2018	3	92	1,413														