



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	16	WD FR STUC 100	0500	01	2,438	130.1685	205.67	501,423	2017	2017	0	0	0	3.50	96.50	VALUATION SUMMARY																																						
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2020												Heated Area: 2108																																							
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2020																																							
Interior Wall	05	DRYWALL 100																																																				
Interior Floor	11	CLAY TILE 50																																																				
Interior Floor	14	CARPET 50																																																				
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			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	1,975	100	2017	1,975	391,981																																																	
FGR	471	55	2017	259	51,405																																																	
FOP	180	30	2017	54	10,717																																																	
PTO	325	5	2017	16	3,176																																																	
SFB	166	80	2021	133	26,397																																																	
STP	10	10	2017	1	199																																																	
TOTALS	3,127			2,438	483,873																																																	
EXTRA FEATURES						1523 E COASTAL OAKS CIR, 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	803.00	SF	7.00	7.00	100	2017	2017	3	96	5,396																																						
2	0855	CONC PAVER	0	100	0	0	69.00	SF	7.00	7.00	100	2017	2017	3	96	464																																						