



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	16	WD FR STUC 60								0100	01	2,660	110.9808	110.98	295,207	1998	1998	0	0	0	13.00	87.00	VALUATION BY STANDARD																
Exterior Wall	17	CB STUCCO 40								1 SINGLE FAM - 100% - 1999										Heated Area: 2273										HX Base Yr 1999									
Roof Structure	08	IRREGULAR 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 70																																					
Interior Floor	12	HARDWOOD 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	4	100																																					
Bathrooms	2	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	3.	3. 100																																					
Units	0	100																																					
Occupancy	00	NONE 100																																					
Quality		04	Quality Level 04																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM										MKT AREA		01																											
NEIGHBORHOOD/LOC		1040.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
FGR	625	55	1998	344	33,214																																		
FOP	48	30	1998	14	1,352																																		
FOP	96	30	1998	29	2,800																																		
FUS	755	100	1998	755	72,897																																		
FUS	1,050	100	1998	1,050	101,380																																		
SFB	585	80	1998	468	45,187																																		
TOTALS		3,159			2,660	256,830																																	
EXTRA FEATURES										2804 KIMBERLY ST, 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	0810	CONCRETE A	0	100	25	46	1,150.00	SF	6.50	6.50	100	1998	1998	3	73	5,457																							
2	0810	CONCRETE A	0	100	4	30	120.00	SF	6.50	6.50	100	1998	1998	3	73	569																							
3	1241	WD DECK G	0	100	0	0	400.00	UT	15.53	15.53	100	1998	1998	3	25	1,553																							
4	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1998	1998	3	20	160																							
5	1241	WD DECK G	0	100	4	15	60.00	UT	11.50	11.50	100	1998	1998	3	25	173																							