



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 2																
Exterior Wall	10	ABOVE AVG 100	0900	01	3,385	115.9752		153.09		518,210	1979	2000	0	0	0	11.50	88.50	VALUATION SUMMARY														
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2024										Heated Area: 2245					HX Base Yr 2024					VALUATION BY					STANDARD				
Roof Cover	12	MODULAR MT 100											BUILDING MARKET VALUE					Tax Dist:					458,616									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					2,426														
Interior Floor	12	HARDWOOD 80											TOTAL LAND VALUE - MARKET					400,000														
Interior Floor	11	CLAY TILE 20											TOTAL MARKET VALUE					861,042														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					276,900														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					584,142														
Bedrooms	3	100											TOTAL EXEMPTION VALUE					HX HB					50,722									
Bathrooms	2	100											BASE TAXABLE VALUE					533,420														
Bathrooms Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					861,042														
Stories	3.	3. 100											NCON VALUE					0														
Units	0	100											INCOME VALUE																			
BUD8 Adjustme	02	DIST FB 100											PREVIOUS YEAR MKT VALUE					839,253														
Occupancy	00	NONE 100																														
Quality		05	Quality Level 05																													
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																											
BAS	1,488	100	1993	1,488	201,601																											
DCK	618	10	2014	62	8,400																											
FOP	216	30	2017	65	8,807																											
FST	504	55	1993	277	37,529																											
FST	792	55	1993	436	59,071																											
FUS	642	100	1993	642	86,981																											
SFB	144	80	2017	115	15,580																											
STR	33	10	2014	3	406																											
UGR	660	45	1993	297	40,239																											
TOTALS		5,097			3,385	458,616																										
EXTRA FEATURES						1619 LISA AVE, 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	0	0	999.00	SF	6.50	6.50	100	1979	1979	3	29	1,883																
2	0810	CONCRETE A	0	100	48	6	288.00	SF	6.50	6.50	100	1979	1979	3	29	543																