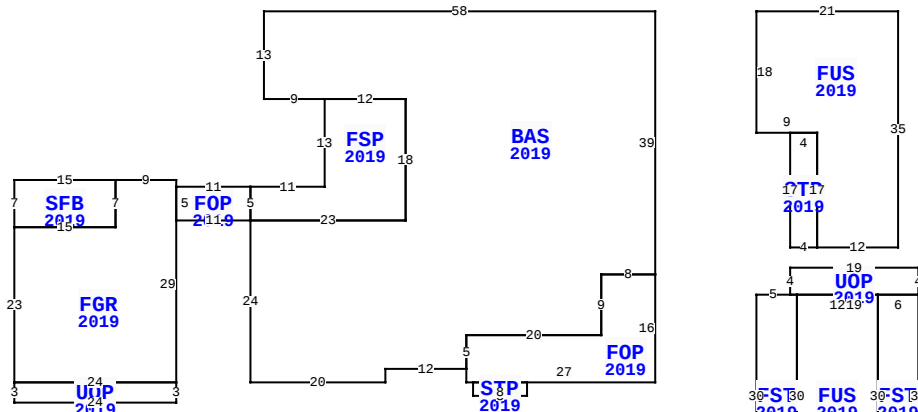


FULLERTON SCOTT D
230 S 3RD STREET
FERNANDINA BEACH, FL 32034

00-00-31-1800-0011-0090



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	VALUATION SUMMARY												
Exterior Wall		10	ABOVE AVG 100		0500	11	4,372	151.7542	239.77	1,048,274	2019	2019	0	0	0	2.00	98.00	VALUATION BY		STANDARD									
Roof Structur		08	IRREGULAR 100		2 SFR CUST - 0% - 0													Heated Area: 3594		HX Base Yr		Tax Group: 2		Tax Dist:					
Roof Cover		13	STAND SEAM 100															BUILDING MARKET VALUE		1,027,309									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		62,964									
Interior Floo		12	HARDWOOD 90															TOTAL LAND VALUE - MARKET		664,062									
Interior Floo		11	CLAY TILE 10															TOTAL MARKET VALUE		1,754,335									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		118,176									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE		1,636,159																						
Bedrooms			4 100		TOTAL EXEMPTION VALUE		0																						
Bathrooms			5 100		BASE TAXABLE VALUE		1,636,159																						
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE		1,754,335																						
Stories		2.	2. 100		NCON VALUE		0																						
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE		1,669,585																						
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,568	100	2019	2,568	603,414																								
FGR	615	55	2019	338	79,421																								
FOP	55	30	2019	16	3,759																								
FOP	268	30	2019	80	18,798																								
FSP	271	40	2019	108	25,377																								
FST	180	55	2019	99	23,262																								
FST	180	55	2019	99	23,262																								
FUS	360	100	2019	360	84,591																								
FUS	582	100	2019	582	136,755																								
SFB	105	80	2019	84	19,738																								
TOTALS	5,416			4,372	1,027,309																								
EXTRA FEATURES						230 S 3RD 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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430														
2	0861	POOL GUNIT	0	0	0	336.00	SF	85.00	85.00	100	2019	2019	3	87	24,847														
3	0855	CONC PAVER	0	0	0	976.00	SF	10.00	10.00	100	2019	2019	3	97	9,467														
4	0855	CONC PAVER	0	0	0	738.00	SF	10.00	10.00	100	2019	2019	3	97	7,159														
5	0855	CONC PAVER	0	0	0	1,532.00	SF	10.00	10.00	100	2019	2019	3	97	14,860														
6	1241	WD DECK G	0	0	13	156.00	UT	11.50	11.50	100	2019	2019	3	87	1,561														
7	0871	POOL HTR R	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	0	0006	MU-1	125.00	100.00	125.00	FF		1.00	1.00	1.25	4,250.00	5,312.50	664,062												
</																													