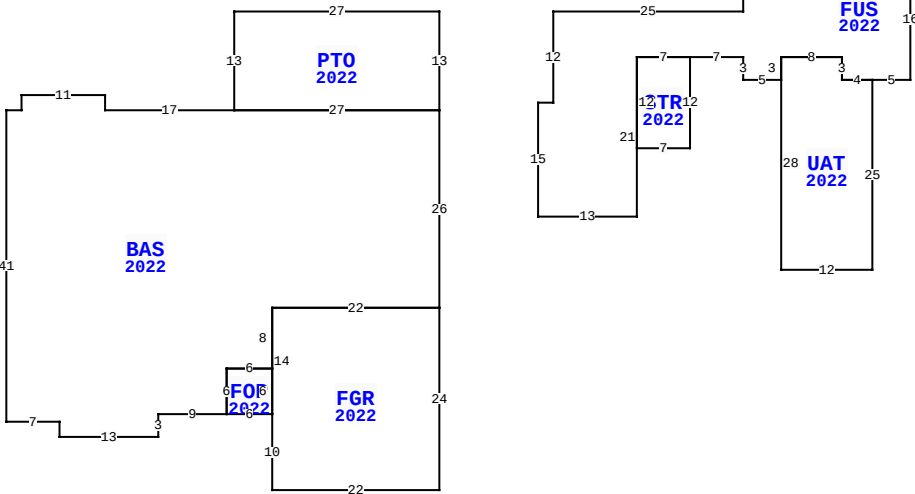


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		31	HARDIE BRD 100		0900	01	3,102	119.7196	158.03	490,209	2022	2022	0	0	0	0.50	99.50	VALUATION BY		STANDARD																	
Roof Structur		08	IRREGULAR 100		2 SNGL FAM - 100% - 2023													Heated Area: 2743										HX Base Yr 2023									
Roof Cover		03	COMP SHNGL 100																																		
Interior Wall		05	DRYWALL 100																																		
Interior Floo		13	LVT/LAMNT 70																																		
Interior Floo		11	CLAY TILE 30																																		
Air Condition		03	CENTRAL 100																																		
Heating Type		04	AIR DUCTED 100																																		
Bedrooms			4 100																																		
Bathrooms			4.5 100																																		
Frame		02	WOOD FRAME 100																																		
Stories		0	0 100																																		
Units		0	0 100																																		
Occupancy		00	NONE 100																																		
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	2,004	100	2022	2,004	315,109																																
FGR	528	55	2022	290	45,600																																
FOP	36	30	2022	11	1,729																																
FUS	739	100	2022	739	116,200																																
PTO	351	5	2022	18	2,831																																
STR	84	10	2022	8	1,258																																
UAT	324	10	2022	32	5,032																																
TOTALS		4,066			3,102	487,758																															
EXTRA FEATURES					216 S 4TH ST, FERNANDINA BEACH										BLD DATE				LGL DATE		05/22/2025		MLU														
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	962.00	SF	10.00	10.00	100	2022	2022	3	99	9,524																						
LAND DESCRIPTION										TOTAL OB/XF										9,524																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	318,750																				
																						</															