

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		05	AVERAGE 100		0100	01	965	114.9120	114.91	110,888	2007	2007	0	0	0	8.00	92.00	VALUATION SUMMARY											
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2013										Heated Area: 931				HX Base Yr 2013										
Roof Cover		03	COMP SHNGL 100		19 49 6 10 BAS 2007 FOP 2007																								
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 80																										
Interior Floor		08	SHT VINYL 20																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
Occupancy		00	NONE 100																										
Quality		02	Quality Level 02																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1009.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	931	100	2007	931	98,423																								
FOP	114	30	2007	34	3,594																								
TOTALS		1,045		965	102,017																								
EXTRA FEATURES					827 S 10TH 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	1243	WD DECK F	0 100	4	10	40.00	SF	3.20	3.20	100	2007	2007	3	27	35														