



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										
Exterior Wall	16	WD FR STUC 100	0500	11	2,103	139.7088	220.74	464,216	1991	1991	0	0	0	16.50	83.50	8										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2023														Heated Area: 1812									
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 70																								
Interior Floo	07	CORK/VTILE 30																								
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																								
Quality			04	Quality Level 04																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA			03																			
NEIGHBORHOOD/LOC			3045.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,582	100	1993	1,582	291,591																					
BAS	230	100	2024	230	42,393																					
FGR	462	55	1993	254	46,817																					
FOP	81	30	1993	24	4,424																					
FST	24	55	1993	13	2,396																					
TOTALS			2,379			2,103	387,620																			
EXTRA FEATURES						4966 SUMMER BEACH BLVD, 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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380											
2	0855	CONC PAVER	0 100	0	0	1,028.00	SF	7.00	7.00	100	2014	2014	3	94	6,764											