



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		16	WD FR STUC 100		0500	11	2,048	152.7742	241.38	494,346	1991	1991	0	0	0	16.50	83.50	VALUATION BY				STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2022										Heated Area: 1665					HX Base Yr 2022					Tax Group: 8				Tax Dist:				
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE					412,779													
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					5,964													
Interior Floo		15	HARDTILE 70												TOTAL LAND VALUE - MARKET					500,000													
Interior Floo		14	CARPET 30												TOTAL MARKET VALUE					918,743													
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					325,512													
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					593,231													
Bedrooms			3 100												TOTAL EXEMPTION VALUE					HX HB VX 55,722													
Bathrooms			2 100												BASE TAXABLE VALUE					537,509													
Bathrooms															TOTAL JUST VALUE					918,743													
Frame		02	WOOD FRAME 100												NCON VALUE					0													
Stories															INCOME VALUE																		
Units		1.	1. 100												PREVIOUS YEAR MKT VALUE					823,814													
			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	1,665	100	1993	1,665	335,585																												
FGR	462	55	1993	254	51,195																												
FOP	81	30	1993	24	4,837																												
FSP	230	40	1993	92	18,543																												
FST	24	55	1993	13	2,620																												
TOTALS		2,462			2,048	412,779																											
EXTRA FEATURES					4972 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	0811	CONCRETE B	0 100	0	0	933.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,887																		
2	0855	CONC PAVER	0 100	71	3	213.00	SF	7.00	7.00	100	2011	2011	3	91	1,357																		
3	0855	CONC PAVER	0 100	0	0	243.00	SF	7.00	7.00	100	2011	2011	3	91	1,548																		
4	0855	CONC PAVER	0 100	3	9	27.00	SF	7.00	7.00	100	2011	2011	3	91	172																		
LAND DESCRIPTION										TOTAL OB/XF										5,964													
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000																