



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC		4044.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	2005	1,290	148,299
FGR	406	55	2005	223	25,636
FOP	30	30	2005	9	1,035
FUS	525	100	2005	525	60,354
PTO	130	5	2005	6	690
STR	90	10	2024	9	1,035
TOTALS	2,471			2,062	237,049

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,062	126.7875	126.79	261,441	2005	2005	0	0	9.33	90.67
1 SINGLE FAM - 0% - 2024											
Heated Area: 1815											
HX Base Yr											
96375 PIEDMONT DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										237,049		
TOTAL MARKET OB/XF VALUE										5,428		
TOTAL LAND VALUE - MARKET										65,000		
TOTAL MARKET VALUE										307,477		
SOH/AGL Deduction										0		
ASSESSED VALUE										307,477		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										307,477		
TOTAL JUST VALUE										307,477		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										297,403		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	430.00	SF	6.50	6.50	
TOTAL OB/XF											
5,428											

LAND DESCRIPTION										TOTAL OB/XF										5,428									
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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												