



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		10	ABOVE AVG 100		0500	11	6,003	142.2400		224.74	1,349,114	2020	2020	0	0	0	1.50	98.50	VALUATION BY STANDARD															
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 0% - 0										Heated Area: 5057										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		12	HARDWOOD 100																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			5 100																															
Bathrooms			4.5 100																															
Frame		02	WOOD FRAME 100																															
Stories		2.	2. 100																															
Units			0 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												10																			
NEIGHBORHOOD/LOC		10001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,936	100	2020	2,936	649,939																													
FGR	674	55	2020	371	82,128																													
FOP	216	30	2020	65	14,389																													
FSP	276	40	2025	110	24,350																													
FST	25	55	2020	14	3,099																													
FST	319	55	2020	175	38,740																													
FST	366	55	2020	201	44,495																													
FUS	532	100	2020	532	117,769																													
FUS	1,589	100	2020	1,589	351,755																													
STR	36	10	2020	4	886																													
TOTALS		7,027			6,003	3,328,877																												
EXTRA FEATURES							67 SEA MARSH RD, 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	0855	CONC PAVER		0	0	0	813.00	SF	10.00	10.00	100	2020	2020	3	98	7,967																		
2	0855	CONC PAVER		0	0	0	2,717.00	SF	10.00	10.00	100	2020	2020	3	98	26,627																		
3	0462	ST/AL FNC		0	0	0	720.00	SF	10.00	10.00	100	2020	2020	3	90	6,480																		
4	0463	FENCE GATE		0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570																		
LAND DESCRIPTION							TOTAL OB/XF										41,644																	
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000140	C	RES GOLF		0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000																