



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		10	ABOVE AVG 100		0500	11	2,321	143.2760	226.38	525,428	1995	1995	0	0	0	14.00	86.00	VALUATION SUMMARY												
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2021												Heated Area: 2128													
Roof Cover		03	COMP SHNGL 100														HX Base Yr 2021													
Interior Wall		05	DRYWALL 100																											
Interior Floo		09	PINE WOOD 50																											
Interior Floo		14	CARPET 50																											
Air Condition		03	CENTRAL 100																											
Heating Type		04	AIR DUCTED 100																											
Bedrooms			3 100																											
Bathrooms			3 100																											
Frame		02	WOOD FRAME 100																											
Stories		2.	2. 100																											
Units			0 100																											
Quality		05	Quality Level 05																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA				10																							
NEIGHBORHOOD/LOC		10003.010																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,208	100	1995	1,208	235,182																									
FOP	36	30	1995	11	2,141																									
FOP	132	30	1995	40	7,787																									
FSP	110	40	1995	44	8,566																									
FUS	920	100	1995	920	179,112																									
UDC	273	25	1995	68	13,239																									
UOP	18	20	1995	4	779																									
UST	18	45	1995	8	1,557																									
UST	40	45	1995	18	3,505																									
TOTALS	2,755			2,321	451,868																									
EXTRA FEATURES					8 LITTLE DUNES CIR, 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520															
2	0810	CONCRETE A	0 100	0	0	201.00	SF	6.50	6.50	100	1995	1995	3	68	888															
3	0810	CONCRETE A	0 100	15	4	60.00	SF	6.50	6.50	100	1995	1995	3	68	265															
4	0825	BRICK	0 100	0	0	297.00	SF	12.50	12.50	100	1995	1995	3	90	3,341															
5	0441	STK FNC 4'	0 100	0	0	85.00	LF	6.50	6.50	100	1995	1995	3	20	111															