



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																									
Exterior Wall	16	WD FR STUC 100	0900	01	2,380	106.3202	140.34	334,009	2007	2007	0	0	0	8.50	91.50	Tax Group: 4	Tax Dist:																									
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021										Heated Area: 2036					HX Base Yr 2021					BUILDING MARKET VALUE										305,618									
Roof Cover	03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE										6,208									
Interior Wall	05	DRYWALL 100																					TOTAL LAND VALUE - MARKET										85,000									
Interior Floo	14	CARPET 60																					TOTAL MARKET VALUE										396,826									
Interior Floo	11	CLAY TILE 40																					SOH/AGL Deduction										136,956									
Air Condition	03	CENTRAL 100																					ASSESSED VALUE										259,870									
Heating Type	04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE										55,722									
Bedrooms		3 100																					BASE TAXABLE VALUE										204,148									
Bathrooms		2 100																					TOTAL JUST VALUE										396,826									
Frame	02	WOOD FRAME 100																					NCON VALUE										0									
Stories	1.	1. 100																					INCOME VALUE																			
Units		0 100																					PREVIOUS YEAR MKT VALUE										382,276									
Occupancy	00	NONE 100																																								
Quality		02	Quality Level 02																																							
DOR CODE		0100	SINGLE FAMILY																																							
MAP NUM			MKT AREA		04																																					
NEIGHBORHOOD/LOC		4043.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,036	100	2007	2,036	261,445																																					
FGR	460	55	2007	253	32,488																																					
FOP	128	30	2007	38	4,880																																					
FOP	176	30	2007	53	6,806																																					
TOTALS		2,800			2,380	305,618																																				
EXTRA FEATURES										96089 LONG BEACH DR, 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	2007	2007	3	90	3,150																										
2	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2007	2007	3	87	3,058																										