

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	17	CB STUCCO 60								0500	01	3,869	109.0980	172.37	666,900	1997	2007	0	0	0	8.50	91.50	VALUATION BY				STANDARD										
Exterior Wall	23	REINF CONC 40								1 SFR CUST - 100% - 2022										Heated Area: 3116										HX Base Yr 2022							
Roof Structur	08	IRREGULAR 100																												BUILDING MARKET VALUE				610,214			
Roof Cover	03	COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE				6,113			
Interior Wall	05	DRYWALL 100																												TOTAL LAND VALUE - MARKET				375,000			
Interior Floo	14	CARPET 80																												TOTAL MARKET VALUE				991,327			
Interior Floo	08	SHT VINYL 20																												SOH/AGL Deduction				116,688			
Air Condition	03	CENTRAL 100																												ASSESSED VALUE				874,639			
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE				HX HB 50,722			
Bedrooms		3 100																												BASE TAXABLE VALUE				823,917			
Bathrooms		2.5 100																												TOTAL JUST VALUE				991,327			
Frame	02	WOOD FRAME 100																												NCON VALUE				0			
Stories	3.	3. 100																												INCOME VALUE							
Units		0 100																												PREVIOUS YEAR MKT VALUE				926,223			
Occupancy	00	NONE 100																																			
Quality		05		Quality Level 05																																	
DOR CODE		0100		SINGLE FAMILY																																	
MAP NUM						MKT AREA								01																							
NEIGHBORHOOD/LOC		1042.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,240	100	1997	1,240	195,571																																
BAS	156	100	2008	156	24,604																																
FGR	954	55	1997	525	82,802																																
FOP	60	30	1997	18	2,839																																
FST	143	55	1997	79	12,460																																
FST	153	55	1997	84	13,248																																
FUS	1,240	100	1997	1,240	195,571																																
FUS	480	100	2022	480	75,705																																
UST	104	45	1997	47	7,412																																
TOTALS		4,530						3,869		610,214																											
EXTRA FEATURES										1848 1ST AVE, 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	0819	CONC 12"	0	100	0	0	237.00	SF	9.50	9.50	100	1997	1997	3	72	1,621																					
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580																					
3	0810	CONCRETE A	0	100	0	0	337.00	SF	6.50	6.50	100	1997	1997	3	72	1,577																					
4	1241	WD DECK G	0	100	22	4	88.00	UT	15.53	15.53	100	1997	1997	3	24	328																					
5	1241	WD DECK G	0	100	8	13	104.00	UT	11.50	11.50	100	1997	1997	3	24	287																					
6	0962	SKYLIGHT	0	100	0	0	2.00	UT	500.00	500.00	100	1997	1997	3	72	720																					
LAND DESCRIPTION										TOTAL OB/XF										6,113																	
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	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	375,000																				