



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 60			
Interior Floo	14	CARPET 40			
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. 1 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4085.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,398	100	2019	2,398	318,430
FGR	682	55	2019	375	49,797
FOP	168	30	2019	50	6,640
FOP	186	30	2019	56	7,436
TOTALS	3,434			2,879	382,302

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,879	102.6480	135.50	390,104	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2021 Heated Area: 2398 HX Base Yr 2021											
85001 WILLISTON CT, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY																			
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VALUATION SUMMARY																			
VALUATION BY						STANDARD													
Tax Group: 4						Tax Dist:													
BUILDING MARKET VALUE						382,302													
TOTAL MARKET OB/XF VALUE						38,109													
TOTAL LAND VALUE - MARKET						75,000													
TOTAL MARKET VALUE						495,411													
SOH/AGL Deduction						245,525													
ASSESSED VALUE						249,886													
TOTAL EXEMPTION VALUE						50,722													
BASE TAXABLE VALUE						199,164													
TOTAL JUST VALUE						495,411													
NCON VALUE						0													
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE						477,669													