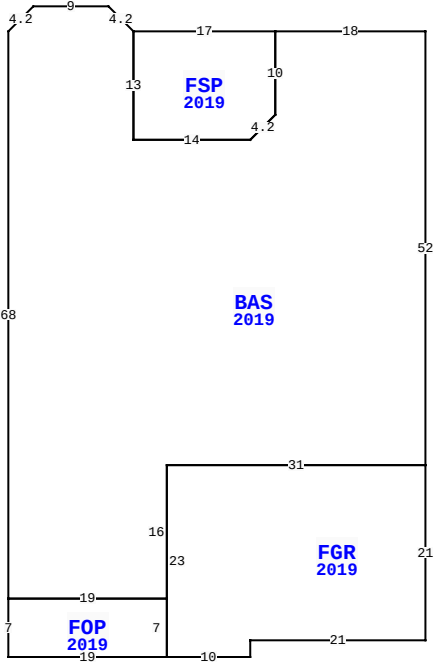




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1																													
Exterior Wall		10	ABOVE AVG 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																								
Roof Structur		08	IRREGULAR 100		0500	01	3,220	108.3760	171.23	551,361	2019	2019	0	0	0	2.00	98.00	Tax Group: 4		Tax Dist:																								
Roof Cover		03	COMP SHNGL 100		1 SFR CUST - 100% - 2023										Heated Area: 2724										HX Base Yr 2023																			
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										540,334									
Interior Floo		11	CLAY TILE 60												TOTAL MARKET OB/XF VALUE										83,441																			
Interior Floo		14	CARPET 40												TOTAL LAND VALUE - MARKET										135,000																			
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										758,775																			
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										26,869																			
Bedrooms			3 100												ASSESSED VALUE										731,906																			
Bathrooms			3 100												TOTAL EXEMPTION VALUE										HX HB																			
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										681,184																			
Stories		1.	1. 100												TOTAL JUST VALUE										758,775																			
Units			0 100												NCON VALUE										0																			
Occupancy		00	NONE 100		INCOME VALUE																																							
					PREVIOUS YEAR MKT VALUE										765,618																													
Quality		03	Quality Level 03																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA												04																													
NEIGHBORHOOD/LOC		4042.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	2,724	100	2019	2,724	457,102																																							
FGR	671	55	2019	369	61,920																																							
FOP	133	30	2019	40	6,712																																							
FSP	217	40	2019	87	14,599																																							
TOTALS		3,745			3,220	540,334																																						
EXTRA FEATURES					95090 POPLAR WAY, 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		0 100	10	3	30.00	SF	10.00	10.00	100	2019	2019	3	97	291																												
2	0855	CONC PAVER		0 100	0	0	853.00	SF	10.00	10.00	100	2019	2019	3	97	8,274																												
3	0462	ST/AL FNC		0 100	144	0	576.00	SF	10.00	10.00	100	2019	2019	3	87	5,011																												
4	0463	FENCE GATE		0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564																												
5	0861	POOL GUNIT		0 100	0	0	436.00	SF	85.00	85.00	100	2024	2023		98	36,319																												
6	0912	SCRN RM G		0 100	0	0	864.00	SF	20.00	20.00	100	2024	2023		97	16,762																												
7	0855	CONC PAVER		0 100	0	0	1,428.00	SF	10.00	10.00	100	2024	2023		100	14,280																												
8	0871	POOL HTR R		0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940																												
LAND DESCRIPTION										TOTAL OB/XF										83,441																								
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	000135	C	RES NATURAL		100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000																										