

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1			
CONSTRUCTION										VALUATION SUMMARY										4													
ELEMENT		CD		05		AVERAGE 100		0800		01		1,924		103.8800		88.30		169,889		1995		1995		0		0		0		70.00		30.00	
Exterior Wall		03		GABLE/HIP 100		1		M/H 94+ - 0% - 2025										Heated Area: 1890												HX Base Yr			
Roof Cover		03		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floor		13		LVT/LAMNT 100																													
Air Condition		04		ROOF TOP 100																													
Heating Type		03		FORCED AIR 100																													
Bedrooms				3 100																													
Bathrooms				2 100																													
Frame		02		WOOD FRAME 100																													
Stories		1.		1. 100																													
Quality		03		Quality Level 03																													
DOR CODE		0200		MOBILE HOME																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC		4005.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,890		100		2024		1,890		50,066																							
UOP		170		20		2024		34		901																							
TOTALS		2,060						1,924		50,967																							
EXTRA FEATURES										85086 PATRICIA CT, FERNANDINA BEACH																							
BLD DATE																																	
XF DATE																																	
INC DATE																																	
LGL DATE																																	
LAND DATE																																	
AG DATE																																	
05/09/2025																																	
MLU																																	
BUILDING NOTES																																	
BUILDING DIMENSIONS																																	
BAS=[YR=2024;ORIG=10,10] E70 S27 W70 N27 \$																																	
UOP=[YR=2024;ORIG=48,37] E17 S10 W17 N10 \$																																	