



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	16	WD FR STUC 100	0500	01	3,120	103.5920	163.68	510,682	1994	1994		0	0	15.00	85.00	VALUATION BY																																										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 1995										Heated Area: 2624										Tax Group: 7																																			
Roof Cover	03	COMP SHNGL 100											HX Base Yr 1995										Tax Dist:																																			
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE																																			
Interior Floo	14	CARPET 80																					TOTAL MARKET OB/XF VALUE																																			
Interior Floo	11	CLAY TILE 20																					TOTAL LAND VALUE - MARKET																																			
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE																																			
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction																																			
Bedrooms		3 100																					ASSESSED VALUE																																			
Bathrooms		3.5 100																					TOTAL EXEMPTION VALUE																																			
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE																																			
Stories	2.	2. 100																					TOTAL JUST VALUE																																			
Units	0	0 100																					NCON VALUE																																			
Occupancy	00	NONE 100																					INCOME VALUE																																			
Quality			03	Quality Level 03																			PREVIOUS YEAR MKT VALUE																																			
DOR CODE			0100	SINGLE FAMILY																																																						
MAP NUM			MKT AREA			04																																																				
NEIGHBORHOOD/LOC			4015.00																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																					
BAL	63	15	1994	9	1,252																																																					
BAS	1,556	100	1994	1,556	216,483																																																					
FGR	572	55	1994	315	43,825																																																					
FOP	238	30	1994	71	9,878																																																					
FOP	280	30	1994	84	11,687																																																					
FUS	468	100	1994	468	65,112																																																					
FUS	600	100	1994	600	83,477																																																					
STR	28	10	2017	3	417																																																					
STR	49	10	2017	5	695																																																					
STR	90	10	2017	9	1,252																																																					
TOTALS	3,944			3,120	434,080																																																					
EXTRA FEATURES						96184 MARSH LAKES 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480																																										
2	0812	CONCRETE C	0	100	0	0	3,934.00	SF	4.00	4.00	100	1994	1994	3	66	10,386																																										
3	0850	PEBBLE WLK	0	100	0	0	600.00	SF	3.50	3.50	100	1994	1994	3	66	1,386																																										
4	0830	FLAGSTONE	0	100	0	0	550.00	SF	9.00	9.00	100	2000	2000	3	77	3,812																																										
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	36	1,800																																										
6	0479	VF PICKET	0	100	90	0	360.00	LF	10.00	10.00	100	2005	2005	3	64	2,304																																										