



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	31	HARDIE BRD 100	0100	01	2,015	121.5249	121.52	244,863	2021	2021	0	0	0	1.00	99.00	VALUATION BY	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 1710					HX Base Yr 2022					Tax Group: 4					Tax Dist:													
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										242,414																		
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										10,417																		
Interior Floo	11	CLAY TILE 70											TOTAL LAND VALUE - MARKET										75,000																		
Interior Floo	14	CARPET 30											TOTAL MARKET VALUE										327,831																		
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										38,690																		
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										289,141																		
Bedrooms		3 100											TOTAL EXEMPTION VALUE										50,722																		
Bathrooms		2 100											BASE TAXABLE VALUE										238,419																		
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										327,831																		
Stories	1.	1. 100											NCON VALUE										0																		
Units		0 100											INCOME VALUE																												
Occupancy	00	NONE 100																					PREVIOUS YEAR MKT VALUE										317,038								
Quality			04	Quality Level 04																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA			04																																			
NEIGHBORHOOD/LOC			4090.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,710	100	2021	1,710	205,721																																				
FGR	426	55	2021	234	28,152																																				
FOP	80	30	2021	24	2,887																																				
FOP	132	30	2021	40	4,812																																				
FST	12	55	2021	7	842																																				
TOTALS			2,360		2,015	242,414																																			
EXTRA FEATURES										82942 THOMPSON LN, 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	0811	CONCRETE B	0	100	0	0	607.00	SF	5.20	5.20	100	2021	2021	3	99	3,125																									
2	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00	32.00	100	2021	2021	3	96	7,004																									
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288																									