



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION						VALUATION SUMMARY										PAGE 1 of 1																
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION BY																
Exterior Wall	30	VINYL 80	0900	01	1,854	108.5840	143.33	265,734	1988	1988	0	0	20	16.60	63.40	STANDARD																
Exterior Wall	12	CEDAR 20	1 SNGL FAM - 0% - 2025										Heated Area: 1524										HX Base Yr									
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE										168,475									
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE										4,832									
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET										85,000									
Interior Floo	14	CARPET 80											TOTAL MARKET VALUE										258,307									
Interior Floo	15	HARDTILE 20											SOH/AGL Deduction										0									
Air Condition	03	CENTRAL 100											ASSESSED VALUE										258,307									
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										0									
Bedrooms	3	100											BASE TAXABLE VALUE										258,307									
Bathrooms	2	100											TOTAL JUST VALUE										258,307									
Frame	02	WOOD FRAME 100											NCON VALUE										0									
Stories	1.	1. 100	INCOME VALUE										0																			
Units	0	100	PREVIOUS YEAR MKT VALUE										290,655																			
BUD8 Adjustme	04	DIST 01 100																														
Occupancy	00	NONE 100																														
Quality	03	Quality Level 03																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	4013.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,524	100	1993	1,524	138,488																											
DCK	100	10	1993	10	909																											
FGR	483	55	1993	266	24,172																											
FOP	20	30	1993	6	545																											
FOP	160	30	1993	48	4,362																											
TOTALS	2,287			1,854	168,475																											
EXTRA FEATURES						96539 OTTER RUN 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	0812	CONCRETE C	0	0	0	0	1,280.00	SF	4.00	4.00	100	1988	1988	3	52	2,662																
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170																
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