



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	30	VINYL 80		0900	01	1,869	115.9340	153.03	286,013	1988	1988	0	0	0	16.25	83.75	VALUATION BY					STANDARD														
Exterior Wall	31	HARDIE BRD 20		1 SNGL FAM - 100% - 2020										Heated Area: 1634					HX Base Yr 2020					Tax Group: 4					Tax Dist:							
Roof Structure	03	GABLE/HIP 100												BUILDING MARKET VALUE					239,536																	
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					78,964																	
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					85,000																	
Interior Floo	11	CLAY TILE 90												TOTAL MARKET VALUE					403,500																	
Interior Floo	14	CARPET 10												SOH/AGL Deduction					116,239																	
Air Condition	03	CENTRAL 100												ASSESSED VALUE					287,261																	
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					HX HB WX 13					287,261												
Bedrooms	3	100												BASE TAXABLE VALUE					0																	
Bathrooms	2	100												TOTAL JUST VALUE					403,500																	
Frame	02	WOOD FRAME 100												NCON VALUE					0																	
Stories	1.	1. 100												INCOME VALUE																						
Units	0	100												PREVIOUS YEAR MKT VALUE					401,545																	
BUD8 Adjustme	04	DIST 01 100																																		
Occupancy	00	NONE 100																																		
Quality	03	Quality Level 03																																		
DOR CODE	0100	SINGLE FAMILY																																		
MAP NUM		MKT AREA		04																																
NEIGHBORHOOD/LOC				4013.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,634	100	1993	1,634	209,418																															
FGR	400	55	1993	220	28,196																															
FOP	50	30	1993	15	1,922																															
TOTALS					2,084													1,869	239,536																	
EXTRA FEATURES					96249 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	0855	CONC PAVER	0	100	0	0	968.00	SF	10.00	10.00	100	2020	2020	3	98	9,486																				
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170																				
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720																				
4	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2020	2020	3	90	32,130																				
5	0855	CONC PAVER	0	100	0	0	1,092.00	SF	10.00	10.00	100	2020	2020	3	98	10,702																				
6	0911	SCRN RM A	0	100	54	28	1,512.00	SF	17.50	17.50	100	2020	2020	3	86	22,756																				
TOTAL OB/XF																	78,964																			
LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																			