



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 80		0900	01	1,909	119.3640	157.56	300,782	1988	2004	0	0	0	10.80	89.20	VALUATION BY					STANDARD											
Exterior Wall	20	FACE BRICK 20		1 SNGL FAM - 100% - 2025										Heated Area: 1563					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Structure	08	IRREGULAR 100												BUILDING MARKET VALUE					268,298														
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					21,603														
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET					85,000														
Interior Floor	11	CLAY TILE 60												TOTAL MARKET VALUE					374,901														
Interior Floor	12	HARDWOOD 40												SOH/AGL Deduction					0														
Air Condition	03	CENTRAL 100												ASSESSED VALUE					374,901														
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					13														
Bedrooms		3 100												BASE TAXABLE VALUE					0														
Bathrooms		2 100												TOTAL JUST VALUE					374,901														
Frame	02	WOOD FRAME 100												NCON VALUE					0														
Stories	1.	1. 100												INCOME VALUE																			
Units		0 100												PREVIOUS YEAR MKT VALUE					352,831														
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	1,563	100	1993	1,563	219,669																												
FGR	610	55	1993	336	47,222																												
FOP	26	30	1993	8	1,124																												
STP	24	10	1993	2	281																												
TOTALS		2,223			1,909	268,298																											
EXTRA FEATURES						94020 SUMMER TRC, FERNANDINA BEACH										BLD DATE				LGL DATE				04/24/2025				MLU					
																XF DATE				LAND DATE													
																INC DATE				AG DATE													
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	100	0	0	1,595.00	SF	4.00	4.00	100	1988	1988	3	52	3,318																	
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	0845	KOOL DECK	0	100	0	0	837.00	SF	7.25	7.25	100	1996	1996	3	70	4,248																	
4	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00	85.00	100	1996	1996	3	20	7,650																	
5	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20	5.20	100	1996	1996	3	70	2,417																	
6	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2012	2012	3	50	1,800																	