

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall	19	COMMON BRK 100	0100	01	1,356	125.8400	125.84	170,639	1963	1963	0	0	0	40.50	59.50	VALUATION BY																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1997										Heated Area: 1230					HX Base Yr 1997					Tax Dist:									
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE									
Interior Wall	04	PLYWOOD 50																					TOTAL MARKET OB/XF VALUE									
Interior Wall	05	DRYWALL 50																					TOTAL LAND VALUE - MARKET									
Interior Floor	08	SHT VINYL 100																					TOTAL MARKET VALUE									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE									
Bedrooms		3 100																					TOTAL EXEMPTION VALUE									
Bathrooms		1 100																					BASE TAXABLE VALUE									
Bathrooms		1 100																					TOTAL JUST VALUE									
Frame	02	WOOD FRAME 100																					NCON VALUE									
Stories	1.	1. 100																					INCOME VALUE									
Units		0 100																					PREVIOUS YEAR MKT VALUE									
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		4006.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,230	100	1993	1,230	92,096																											
FCP	220	25	1993	55	4,118																											
FOP	117	30	1993	35	2,620																											
UST	80	45	1993	36	2,695																											
TOTALS		1,647			1,356	101,530																										
EXTRA FEATURES						95658 ARBOR 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	0940	SHEDS/PORT	0	100	14	15	210.00	SF	30.00	30.00	100	1985	1985	3	20	1,260																
2	0681	POLE SHED	0	100	6	15	90.00	SF	15.00	15.00	100	1998	1998	3	25	338																
3	0810	CONCRETE A	0	100	30	18	540.00	SF	6.50	6.50	100	2016	2016	3	95	3,335																

[illegible]