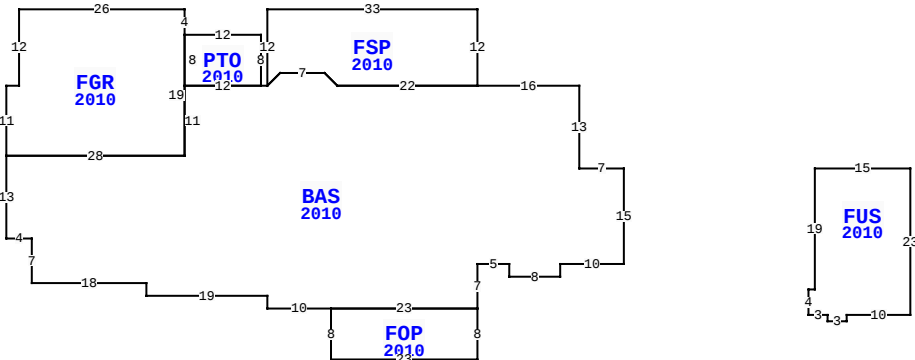




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		31	HARDIE BRD 100		0900	01	3,619	104.7600		138.28	500,435	2010	2010	0	0	0	6.50	93.50	VALUATION BY															
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2011										Heated Area: 3067										HX Base Yr 2011									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		12	HARDWOOD 70																															
Interior Floo		11	CLAY TILE 30																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			3.5 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.5	1.5 100																															
Units		00	0 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4009.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,715	100	2010	2,715	351,027																													
FGR	620	55	2010	341	44,088																													
FOP	184	30	2010	55	7,111																													
FSP	378	40	2010	151	19,523																													
FUS	352	100	2010	352	45,511																													
PTO	96	5	2010	5	646																													
TOTALS		4,345		3,619	467,907																													
EXTRA FEATURES					95029 ARBOR LN, FERNANDINA BEACH										BLD DATE					LGL DATE					05/09/2025					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	0811	CONCRETE B	0	100	0	0	882.00	SF	5.20	5.20	100	2010	2010	3	90	4,128																		