



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	05	AVERAGE 70	0900	01	1,666	127.4200	177.11	295,065	1985	1990	0	0	0	16.45	83.55	VALUATION BY					STANDARD											
Exterior Wall	12	CEDAR 30	1 SNGL FAM 100% - 2021										Heated Area: 1494					HX Base Yr 2021					Tax Group: 8					Tax Dist:				
Roof Structure	03	GABLE/HIP 100											BUILDING MARKET VALUE					246,527														
Roof Cover	12	MODULAR MT 100											TOTAL MARKET OB/XF VALUE					4,670														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					205,000														
Interior Floor	14	CARPET 80											TOTAL MARKET VALUE					456,197														
Interior Floor	08	SHT VINYL 20											SOH/AGL Deduction					189,568														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					266,629														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB 51,411														
Bedrooms	3	100											BASE TAXABLE VALUE					215,218														
Bathrooms	2	100											TOTAL JUST VALUE					456,197														
Frame	02	WOOD FRAME 100											NCON VALUE					0														
Stories	1.	1. 100	INCOME VALUE																													
Units	0	100	PREVIOUS YEAR MKT VALUE					441,659																								
BUD8 Adjustme	05	DIST 1A 100																														
Occupancy	00	NONE 100																														
Quality	06	Quality Level 06																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA																														
NEIGHBORHOOD/LOC	2009.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE											YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																	
BAS	1,179	100											1993	1,179	174,463																	
BAS	315	100											2013	315	46,613																	
FGR	300	55											1993	165	24,416																	
FOP	24	30	1993	7	1,036																											
TOTALS	1,818			1,666	246,527																											
EXTRA FEATURES										2136 SAPELO CT, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890																
4	1242	WD DECK A	0	100	0	0	526.00	SF	10.00	10.00	100	1986	1986	3	20	1,052																
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1988	1988	3	20	864																
6	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864																