



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	20	FACE BRICK 100				0900	01	2,070	123.9700	172.32	356,702	1987	1987	0	0	0	26.90	73.10	VALUATION BY		STANDARD																							
Roof Structure	03	GABLE/HIP 100				1 SNGL FAM 100% - 2003													Heated Area: 1695													HX Base Yr 2003												
Roof Cover	12	MODULAR MT 100																																										
Interior Wall	05	DRYWALL 100																																										
Interior Floor	14	CARPET 80																																										
Interior Floor	08	SHT VINYL 20																																										
Air Condition	03	CENTRAL 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms		3 100																																										
Bathrooms		2 100																																										
Frame	02	WOOD FRAME 100																																										
Stories		1. 100																																										
Units		0 100																																										
BUD8 Adjustme	05	DIST 1A 100																																										
Occupancy	00	NONE 100																																										
Quality		06	Quality Level 06																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA		02																																							
NEIGHBORHOOD/LOC		2008.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,695	100	1993	1,695	213,512																																							
FGR	638	55	1993	351	44,214																																							
FOP	80	30	1993	24	3,023																																							
TOTALS		2,413			2,070	260,749																																						
EXTRA FEATURES						2131 OAK RIDGE 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030																												