



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		10	ABOVE AVG 50		0500	01	4,059	102.9600	170.91	693,724	2004	2004	0	0	0	10.25	89.75	VALUATION BY				STANDARD										
Exterior Wall		17	CB STUCCO 50		1 SFR CUST 100% - 2021										Heated Area: 3588					HX Base Yr 2021					Tax Group: 2				Tax Dist:			
Roof Structur		08	IRREGULAR 100																						BUILDING MARKET VALUE				622,617			
Roof Cover		03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE				37,467			
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET				384,000			
Interior Floo		11	CLAY TILE 50																						TOTAL MARKET VALUE				1,044,084			
Interior Floo		14	CARPET 50																						SOH/AGL Deduction				433,191			
Air Condition		03	CENTRAL 100																						ASSESSED VALUE				610,893			
Heating Type		04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE				HX HB 51,411			
Bedrooms			4 100																						BASE TAXABLE VALUE				559,482			
Bathrooms			4 100																						TOTAL JUST VALUE				1,044,084			
Frame		03	MASONRY 100																						NCON VALUE				0			
Stories		2.	2. 100																						INCOME VALUE							
Units			0 100																						PREVIOUS YEAR MKT VALUE				937,655			
Occupancy		00	NONE 100																													
Quality		03	Quality Level 03																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA				01																									
NEIGHBORHOOD/LOC		2021.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,390	100	2004	2,390	366,606																											
FGR	599	55	2004	329	50,466																											
FOP	474	30	2004	142	21,781																											
FUS	1,198	100	2004	1,198	183,763																											
TOTALS		4,661			4,059	622,617																										
EXTRA FEATURES					3017 AMELIA RD, 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	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2004	2004	3	86	3,440																	
5	0860	POOL/SPA	0 100	0	0	1.00	UT	40,000.00	40,000.00	100	2008	2008	03	85	34,000																	
11	1126	CB/STC 8"	0 100	2	2	4.00	SF	8.00	8.00	100	2006	2006	3	84	27																	
LAND DESCRIPTION										TOTAL OB/XF										37,467												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000100	C	RES	100		RLM	0.00	0.00	0.96	AC		1.00	1.00	1.00	400,000.00	400,000.00	384,000															