



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	PAGE 1 of 1											
Exterior Wall	10	ABOVE AVG 70	0500	11	4,569	120.9065	200.70	916,998	1998	2005	0	0	0	9.65	90.35	VALUATION BY											
Exterior Wall	17	CB STUCCO 30	1 SFR CUST 100% - 2026														STANDARD										
Roof Structure	08	IRREGULAR 100	Heated Area: 3622														Tax Group: 8										
Roof Cover	03	COMP SHNGL 100	HX Base Yr														Tax Dist:										
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE										
Interior Floor	14	CARPET 60															TOTAL MARKET OB/XF VALUE										
Interior Floor	12	HARDWOOD 40															TOTAL LAND VALUE - MARKET										
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE										
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction										
Bedrooms	5	100															ASSESSED VALUE										
Bathrooms	3.5	100															TOTAL EXEMPTION VALUE										
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE										
Stories	3.	100															TOTAL JUST VALUE										
Units	0	100															NCON VALUE										
Occupancy	00	NONE 100															INCOME VALUE										
Quality	03	Quality Level 03															PREVIOUS YEAR MKT VALUE										
DOR CODE	0100	SINGLE FAMILY																									
MAP NUM		MKT AREA																									
NEIGHBORHOOD/LOC	2024.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,476	100	1998	2,476	448,979																						
DCK	355	10	2014	36	6,528																						
FGR	915	55	1998	503	91,210																						
FOP	140	30	1998	42	7,616																						
FOP	159	30	1998	48	8,704																						
FOP	393	30	2014	118	21,398																						
FST	60	55	1998	33	5,984																						
FUS	1,146	100	1998	1,146	207,807																						
UOP	84	20	1998	17	3,083																						
UOP	198	20	1998	40	7,253																						
TOTALS	6,170			4,569	828,508																						
EXTRA FEATURES						3027 RIVERSIDE 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	1998	1998	3	79	2,765											
7	0300	BOAT DCK W	0	100	0	0	1,476.00	SF	40.00	40.00	100	2000	2000	3	26	15,350											
8	0310	AL GANG WY	0	100	0	0	24.00	LF	115.00	115.00	100	2000	2000	3	20	552											
9	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	2000	2000	3	26	1,352											
10	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	800											
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