



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 70								0500	01	4,574	96.4920	160.18	732,663	1997	1997		0	0	0	13.83	86.17	VALUATION BY															
Exterior Wall	17	CB STUCCO 30								1 SFR CUST 100% - 2020										Heated Area: 3313										HX Base Yr 2020									
Roof Structur	08	IRREGULAR 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	11	CLAY TILE 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		5 100																																					
Bathrooms		4.5 100																																					
Frame	03	MASONRY 100																																					
Stories	2.	2. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA						02																														
NEIGHBORHOOD/LOC		2024.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,761	100	1997	1,761	243,066																																		
FGR	1,656	55	1997	911	125,743																																		
FOP	70	30	1997	21	2,899																																		
FOP	70	30	1997	21	2,899																																		
FOP	252	30	1997	76	10,490																																		
FSP	192	40	1997	77	10,628																																		
FST	68	55	1997	37	5,107																																		
FUS	1,552	100	1997	1,552	214,218																																		
UOP	154	20	1997	31	4,279																																		
UOP	434	20	1997	87	12,009																																		
TOTALS	6,209			4,574	631,336																																		
EXTRA FEATURES					3033 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	77	1,540																							
3	0300	BOAT DCK W	0	100	0	0	1,536.00	SF	40.00	40.00	100	1997	1997	3	23	14,131																							
4	1076	TRELLIS A	0	100	0	0	336.00	SF	7.50	7.50	100	2008	2008	3	85	2,142																							