



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	10	ABOVE AVG 100	0320	12	1,521	212.0009	222.60	338,575	2023	2023	0	0	0	0.50	99.50																			
Roof Structure	03	GABLE/HIP 100	1 TOWNHOUSE 0% - 2024										Heated Area: 1232																					
Roof Cover	03	COMP SHNGL 100											HX Base Yr																					
Interior Wall	05	DRYWALL 100																																
Interior Floor	13	LVT/LAMNT 60																																
Interior Floor	14	CARPET 40																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		2 100																																
Bathrooms		2.5 100																																
Frame	02	WOOD FRAME 100																																
Stories	2.	2. 100																																
Units		0 100																																
Quality			04	Quality Level 04																														
DOR CODE			0100	SINGLE FAMILY																														
MAP NUM				MKT AREA		01																												
NEIGHBORHOOD/LOC			1009.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	406	100	2024	406	89,924																													
FGR	330	55	2024	182	40,310																													
FOP	108	30	2024	32	7,087																													
FOP	108	30	2024	32	7,087																													
FOP	128	30	2024	38	8,417																													
FUS	826	100	2024	826	182,949																													
STP	9	10	2024	1	222																													
STR	40	10	2024	4	886																													
TOTALS	1,955			1,521	336,882																													
EXTRA FEATURES			416 S 8TH ST, 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																		