



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	05 AVERAGE 80		0900 01		1,770		125.5800		174.56		308,971		1990		1990		0		0		0		16.30		83.70		
Exterior Wall		12	CEDAR 20		1 SNGL FAM		0% - 2024		Heated Area: 1495		HX Base Yr																		
Roof Structure		03	GABLE/HIP 100																										
Roof Cover		03	COMP SHNGL 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.	1. 100																										
Units		0	100																										
Occupancy		00	NONE 100																										
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		1046.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS		1,495	100	1993	1,495	218,429																							
FGR		361	55	1993	199	29,075																							
FOP		15	30	1993	4	584																							
PTO		132	5	1993	7	1,023																							
USP		216	30	1993	65	9,497																							
TOTALS		2,219			1,770	258,609																							
EXTRA FEATURES		2132 INVERNESS 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												