



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	16	WD FR STUC 70		0900	01	2,617	128.3040	178.34	466,716	2002	2002	0	0	0	11.50	88.50	VALUATION BY						STANDARD						
Exterior Wall	23	REINF CONC 30		1 SNGL FAM 100% - 2009										Heated Area: 2257					HX Base Yr 2009										
Roof Structure	08	IRREGULAR 100																BUILDING MARKET VALUE					413,044						
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE					3,257						
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET					255,000						
Interior Floor	12	HARDWOOD 70																TOTAL MARKET VALUE					671,301						
Interior Floor	15	HARDTILE 30																SOH/AGL Deduction					347,934						
Air Condition	03	CENTRAL 100																ASSESSED VALUE					323,367						
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE					HX HB 51,411						
Bedrooms	4	100																BASE TAXABLE VALUE					271,956						
Bathrooms	3	100																TOTAL JUST VALUE					671,301						
Frame	02	WOOD FRAME 100		NCON VALUE					0																				
Stories	1.5	1.5 100		INCOME VALUE																									
Units	0	100		PREVIOUS YEAR MKT VALUE					659,229																				
Occupancy	00	NONE 100																											
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC				1081.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,906	100	2002	1,906	300,826																								
FGR	464	55	2002	255	40,247																								
FOP	30	30	2002	9	1,420																								
FSP	239	40	2002	96	15,152																								
FUS	351	100	2002	351	55,398																								
TOTALS		2,990			2,617	413,044																							
EXTRA FEATURES						414 PORTSIDE 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	2002	2002	3	84	2,940													
2	1126	CB/STC 8"	0	100	8	4	32.00	SF	8.00	8.00	100	2002	2002	3	79	202													
6	1242	WD DECK A	0	100	8	4	32.00	SF	15.00	15.00	100	2002	2002	3	20	96													
7	1243	WD DECK F	0	100	2	6	12.00	SF	8.00	8.00	100	2002	2002	3	20	19													
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