



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	10	ABOVE AVG 100		0500	01	1,874	125.0970	207.66	389,155	1910	2010	0	0	0	7.00	93.00	VALUATION BY		STANDARD														
Roof Structure	08	IRREGULAR 100		1 SFR CUST 0% - 2023										Heated Area: 1866				HX Base Yr				Tax Group: 2		Tax Dist:									
Roof Cover	12	MODULAR MT 100												BAS 1993										FUS 1993									
Interior Wall	05	DRYWALL 100												UOP 1993																			
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	1.5	1.5 100																															
Units		0 100																															
BUD8 Adjustme	02	DIST FB 100																															
Quality		06	Quality Level 06																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA		01																												
NEIGHBORHOOD/LOC		1003.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,065	100	1993	1,065	205,677																												
FUS	801	100	1993	801	154,692																												
UOP	42	20	1993	8	1,545																												
TOTALS		1,908			1,874	361,914																											
EXTRA FEATURES						801 SAN FERNANDO ST, FERNANDINA BEACH										BLD DATE				LGL DATE													
																XF DATE				LAND DATE													
																INC DATE				AG DATE													
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	1242	WD DECK A	0	0	14	10	140.00	SF	10.00	10.00	100	1999	1999	3	20	280																	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450																	
5	1242	WD DECK A	0	0	0	0	312.00	SF	10.00	10.00	100	1983	1983	3	20	624																	

[illegible]