



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	2,377	136.3670	226.37	538,081	2018	2018	0	0	0	3.00	97.00	VALUATION BY		STANDARD												
Roof Structur		03	GABLE/HIP 100		1 SFR CUST 100% - 2025										Heated Area: 1977				HX Base Yr 2025						Tax Group: 2		Tax Dist:					
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE		521,939															
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE		0															
Interior Floop		11	CLAY TILE 100												TOTAL LAND VALUE - MARKET		300,000															
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE		821,939															
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction		252,837															
Bedrooms			3 100												ASSESSED VALUE		569,102															
Bathrooms			2 100												TOTAL EXEMPTION VALUE		HX		HB		VX		VP		517,833							
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE		51,269															
Stories		1.	1. 100												TOTAL JUST VALUE		821,939															
Units			0 100												NCON VALUE		0															
Occupancy		00	NONE 100		INCOME VALUE																											
					PREVIOUS YEAR MKT VALUE		807,431																									
Quality		06	Quality Level 06																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		01																											
NEIGHBORHOOD/LOC		1210.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,977	100	2018	1,977	434,107																											
FGR	495	55	2018	272	59,726																											
FOP	180	30	2018	54	11,857																											
FSP	179	40	2018	72	15,810																											
STP	24	10	2018	2	439																											
TOTALS		2,855			2,377	521,939																										
EXTRA FEATURES					1536 COASTAL OAKS 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															