



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY																	
Exterior Wall	16	WD FR STUC 100	0500	01	2,468	115.7376	192.12	474,152	1996	1996	0	0	0	14.50	85.50	Tax Group: 2																
Roof Structur	03	GABLE/HIP 100	1 SFR CUST 100% - 2003										Heated Area: 2151										Tax Dist:									
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2003										BUILDING MARKET VALUE									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE																			
Interior Floo	14	CARPET 80											TOTAL LAND VALUE - MARKET																			
Interior Floo	11	CLAY TILE 20											TOTAL MARKET VALUE																			
Air Condition	03	CENTRAL 100											SOH/AGL Deduction																			
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE																			
Bedrooms	4	100											TOTAL EXEMPTION VALUE																			
Bathrooms	2	100											BASE TAXABLE VALUE																			
Bathrooms	2	100											TOTAL JUST VALUE																			
Frame	02	WOOD FRAME 100											NCON VALUE																			
Stories	1.	1. 100											INCOME VALUE																			
Units	0	100											PREVIOUS YEAR MKT VALUE																			
Occupancy	00	NONE 100																														
Quality			05	Quality Level 05																												
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM				MKT AREA			01																									
NEIGHBORHOOD/LOC			1072.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,151	100	1996	2,151	353,329																											
FGR	420	55	1996	231	37,945																											
FOP	6	30	1996	2	328																											
FOP	30	30	1996	9	1,478																											
FSP	187	40	1996	75	12,320																											
TOTALS			2,794			2,468	405,400																									
EXTRA FEATURES										4442 TITLEIST 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															
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	76	1,520																