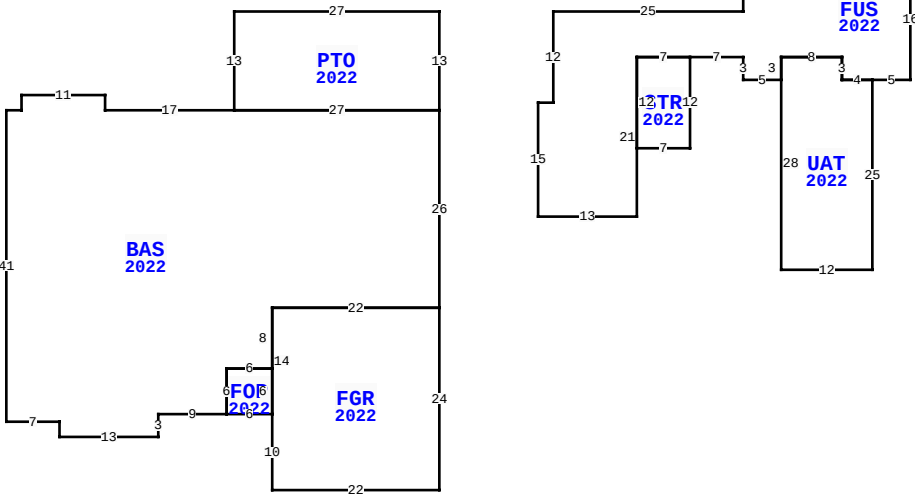


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		31	HARDIE BRD 100		0900	01	3,102	119.7196	166.41	516,204	2022	2022	0	0	0	1.00	99.00	VALUATION BY		STANDARD																							
Roof Structur		08	IRREGULAR 100		2 SNGL FAM 100% - 2023													Heated Area: 2743													HX Base Yr 2023												
Roof Cover		03	COMP SHNGL 100																																								
Interior Wall		05	DRYWALL 100																																								
Interior Floo		13	LVT/LAMNT 70																																								
Interior Floo		11	CLAY TILE 30																																								
Air Condition		03	CENTRAL 100																																								
Heating Type		04	AIR DUCTED 100																																								
Bedrooms			4 100																																								
Bathrooms			4.5 100																																								
Frame		02	WOOD FRAME 100																																								
Stories		0	0 100																																								
Units		0	0 100																																								
Occupancy		00	NONE 100																																								
Quality		05	Quality Level 05																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA		01																																						
NEIGHBORHOOD/LOC		1001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,004	100	2022	2,004	330,151																																						
FGR	528	55	2022	290	47,776																																						
FOP	36	30	2022	11	1,813																																						
FUS	739	100	2022	739	121,747																																						
PTO	351	5	2022	18	2,965																																						
STR	84	10	2022	8	1,318																																						
UAT	324	10	2022	32	5,272																																						
TOTALS		4,066			3,102	511,042																																					
EXTRA FEATURES					216 S 4TH ST, FERNANDINA BEACH										BLD DATE				LGL DATE		05/05/2026		MLU																				
															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																												