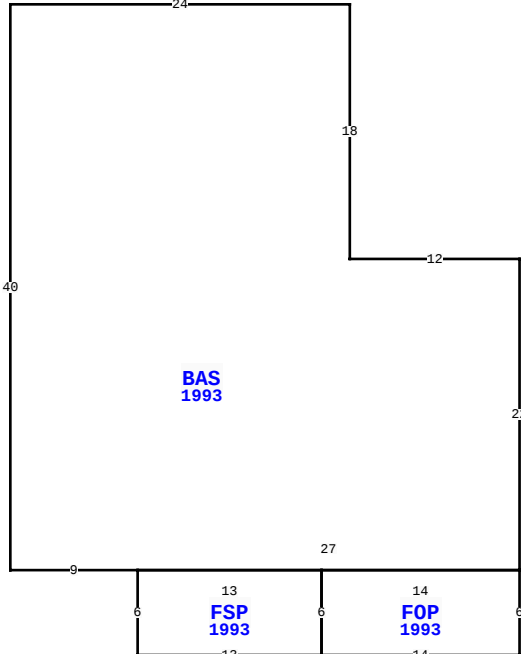




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		19	COMMON BRK 70		0100	01	1,280	129.3760	135.84	173,875	1966	1995	0	0	0	21.93	78.07	VALUATION BY STANDARD																			
Exterior Wall		05	AVERAGE 30		1 SINGLE FAM 0% - 2025													Heated Area: 1224					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Structure		03	GABLE/HIP 100															BUILDING MARKET VALUE										135,744									
Roof Cover		03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE										284									
Interior Wall		05	DRYWALL 100															TOTAL LAND VALUE - MARKET										135,000									
Interior Floor		12	HARDWOOD 70															TOTAL MARKET VALUE										271,028									
Interior Floor		08	SHT VINYL 30															SOH/AGL Deduction										0									
Air Condition		03	CENTRAL 100															ASSESSED VALUE										271,028									
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE										0									
Bedrooms		3	100															BASE TAXABLE VALUE										271,028									
Bathrooms		2	100															TOTAL JUST VALUE										271,028									
Frame		03	MASONRY 100															NCON VALUE										0									
Stories		1.	1. 100															INCOME VALUE																			
Units		0	100															PREVIOUS YEAR MKT VALUE										265,741									
BUD8 Adjustme		02	DIST FB 100																																		
Occupancy		00	NONE 100																																		
Quality		03	Quality Level 03																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA				01																														
NEIGHBORHOOD/LOC		1009.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,224	100	1993	1,224	129,805																																
FOP	84	30	1993	25	2,651																																
FSP	78	40	1993	31	3,288																																
TOTALS		1,386			1,280	135,744																															
EXTRA FEATURES					1010 S 10TH ST, FERNANDINA BEACH										BLD DATE		04/04/2014		KK		LGL DATE		05/07/2025		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																				
1	1242	WD DECK A	0	0	0	0	105.00	SF	10.00	10.00	100	2008	2008	3	27	284																					