

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	PAGE 1 of 1													
Exterior Wall	30	VINYL 100	0100	01	1,081	123.5430	129.72	140,227	2011	2011	0	0	0	6.50	93.50	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2017										Heated Area: 1056					HX Base Yr 2017											
Roof Cover	03	COMP SHNGL 100	24 44 44 24 6 14 6 14 BAS 2011 FOP 2011																										
Interior Wall	05	DRYWALL 100																											
Interior Floor	07	CORK/VTILE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
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	1,056	100	2011	1,056	128,080																								
FOP	84	30	2011	25	3,032																								
TOTALS			1,140		1,081	131,112																							
EXTRA FEATURES										1102 S 10TH ST, 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													