



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	10	ABOVE AVG 100				0500	11	1,720	156.4000	259.62	446,546	2022	2022	0	0	0	1.00	99.00													
Roof Structur	03	GABLE/HIP 100				1 SFR CUST 100% - 2025														Heated Area: 1494						HX Base Yr 2025					
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floo	13	LVT/LAMNT 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2.5 100																													
Frame	02	WOOD FRAME 100																													
Stories	2.	2. 100																													
Units		0 100																													
Quality		05	Quality Level 05																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA			01																									
NEIGHBORHOOD/LOC		1011.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	589	100	2023	589	151,387																										
FGR	380	55	2023	209	53,718																										
FOP	36	30	2023	11	2,827																										
FUS	905	100	2023	905	232,606																										
STR	64	10	2023	6	1,542																										
TOTALS		1,974			1,720	442,081																									
EXTRA FEATURES						411 S 14TH ST, FERNANDINA BEACH										BLD DATE		LGL DATE		05/05/2026 MLU											
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	XF DATE		LAND DATE												
3	1076	TRELLIS A	0 100	16	12	192.00	SF	7.50	7.50	100	2023	2022		100	1,440																