



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 8													
Exterior Wall	16	WD FR STUC 100	0500	01	2,502	110.4768	183.39	458,842	1991	1991	0	0	0	17.00	83.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST 0% - 2026										Heated Area: 2180																
Roof Cover	03	COMP SHNGL 100											HX Base Yr																
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Quality	04	Quality Level 04																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC		3045.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,668	100	1993	1,668	253,893																								
FGR	420	55	1993	231	35,161																								
FOP	54	30	1993	16	2,435																								
FSP	188	40	1993	75	11,416																								
FUS	512	100	1993	512	77,934																								
TOTALS	2,842			2,502	380,839																								
EXTRA FEATURES						4993 SUMMER BEACH BLVD, 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												
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	66	1,320													
3	1242	WD DECK A	0	0	0	0	141.00	SF	10.00	10.00	100	1991	1991	3	20	282													