



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
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	4	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			
		04			
NEIGHBORHOOD/LOC		4044.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	2005	1,760	189,471
FGR	479	55	2005	263	28,313
FOP	48	30	2005	14	1,507
PT0	130	5	2005	6	646

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,043	113.7045	119.39	243,914	2005	2005	0	0	9.83	90.17
1 SINGLE FAM 100% - 2022 Heated Area: 1760 HX Base Yr											
96075 PIEDMONT DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY										PAGE 1 of 1	
VALUATION SUMMARY											
VALUATION BY								STANDARD			
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE								219,937			
TOTAL MARKET OB/XF VALUE								0			
TOTAL LAND VALUE - MARKET								70,000			
TOTAL MARKET VALUE								289,937			
SOH/AGL Deduction								0			
ASSESSED VALUE								289,937			
TOTAL EXEMPTION VALUE						13		289,937			
BASE TAXABLE VALUE								0			
TOTAL JUST VALUE								289,937			
NCON VALUE								0			
INCOME VALUE											
PREVIOUS YEAR MKT VALUE								299,509			