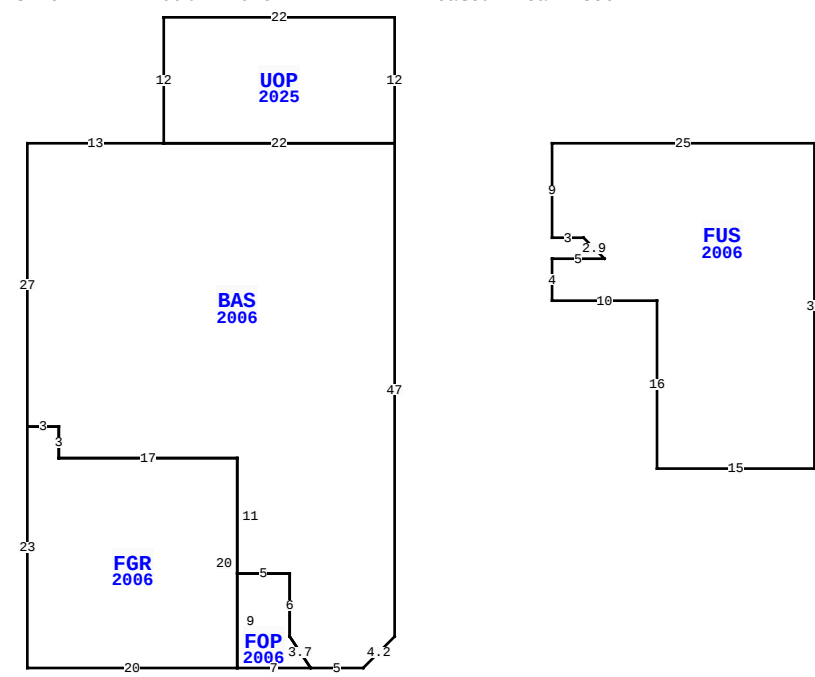




BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1											
Exterior Wall	30	VINYL 70	0100	01	2,188	113.7045	119.39	261,225	2006	2006	0	0	0	9.33	90.67	VALUATION SUMMARY											
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM 100% - 2026										Heated Area: 1896					HX Base Yr 2026					STANDARD				
Roof Structur	03	GABLE/HIP 100											Tax Group: 4					Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					236,853									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					0									
Interior Floo	14	CARPET 80											TOTAL LAND VALUE - MARKET					70,000									
Interior Floo	11	CLAY TILE 20											TOTAL MARKET VALUE					306,853									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					0									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					306,853									
Bedrooms	3	100											TOTAL EXEMPTION VALUE					HX HB 51,411									
Bathrooms	2.5	100											BASE TAXABLE VALUE					255,442									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					306,853									
Stories	2.	100	NCON VALUE					0																			
Units	0	100	INCOME VALUE																								
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					321,723																			
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	1,289	100	2006	1,289	139,536																						
FGR	409	55	2006	225	24,357																						
FOP	48	30	2006	14	1,515																						
FUS	607	100	2006	607	65,709																						
UOP	264	20	2025	53	5,738																						
TOTALS		2,617			2,188	236,853																					
EXTRA FEATURES						96056 WATERS CT, FERNANDINA BEACH										BLD DATE 03/03/2023 NW				LGL DATE 04/01/2026 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											