

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A YB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY						
Exterior Wall	10	ABOVE AVG 70								0500	12L	7,999	203.3352	337.54	2,699,982	1999	2010	0	0	0	7.15	92.85	VALUATION BY		STANDARD				
Exterior Wall	14	WD SHINGLE 30								1 SFR CUST 100% - 2021										Heated Area: 6380 HX Base Yr 2021									
Roof Structure	08	IRREGULAR 100																											

LOT 70 & S1/2 OF LOT 71
EX N1/2 OF LOT 71
LONG POINT #1 PB 5/85-89

CORBEIL FLORIDA TRUST/CORBEIL STEPHEN E TRUSTEE
26 SALT MARSH DR
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0070-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 60			
Interior Floor	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		0 100			
Bathrooms		1 100			
Frame	03	MASONRY 100			
Stories		1. 1. 100			
Units		0 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			10
NEIGHBORHOOD/LOC	10007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	2012	1,020	256,746
FOP	138	30	2012	41	10,320
FOP	240	30	2012	72	18,123
FOP	265	30	2012	80	20,137
STP	48	10	2012	5	1,259
UOP	2,365	20	2012	473	119,060
TOTALS	4,076			1,691	425,645

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	1,691	159.6120	264.96	448,047	2012	2015	0	0	0	5.00 95.00

2 SFR CUST

100% - 2021

Heated Area: 1020

HX Base Yr 2021