



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																	
Exterior Wall	16	WD FR STUC 90	0900	01	2,688	113.2800	157.46	423,252	2004	2004	0	0	0	10.50	89.50	VALUATION BY																
Exterior Wall	21	STONE 10	1 SNGL FAM 100% - 2023										Heated Area: 2303										HX Base Yr 2023									
Roof Structure	08	IRREGULAR 100											Tax Group: 4										Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										378,811									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										6,034									
Interior Floor	11	CLAY TILE 70											TOTAL LAND VALUE - MARKET										127,500									
Interior Floor	14	CARPET 30											TOTAL MARKET VALUE										512,345									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										126,981									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										385,364									
Bedrooms	3	100											TOTAL EXEMPTION VALUE										HX HB 51,411									
Bathrooms	2	100											BASE TAXABLE VALUE										333,953									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										512,345									
Stories	1.	1. 100											NCON VALUE										0									
Units	0	100											INCOME VALUE																			
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE										520,141									
Quality										03 Quality Level 03																						
DOR CODE										0100 SINGLE FAMILY																						
MAP NUM										MKT AREA										04												
NEIGHBORHOOD/LOC										4043.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,303	100	2004	2,303	324,554																											
FGR	528	55	2004	290	40,868																											
FOP	98	30	2004	29	4,087																											
FOP	219	30	2004	66	9,301																											
TOTALS										3,148																						
EXTRA FEATURES										86363 EASTPORT DR, 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																
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010																	
3	0911	SCRN RM A	0 100	0	0	800.00	SF	18.00	18.00	100	2005	2005	3	21	3,024																	
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