



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	08	CLAY TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 80			
Interior Floor	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Quality	06	Quality Level 06			
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	3,452	100	2008	3,452	694,035
FGR	566	55	2008	311	62,527
FOP	232	30	2008	70	14,074
FOP	669	30	2008	201	40,412
FUS	386	100	2008	386	77,607
TOTALS	5,305			4,420	888,654

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	4,420	158.0779	219.73	971,207	2008	2008	0	0	8.50	91.50
1 SNGL FAM 100% - 2020 Heated Area: 3838 HX Base Yr 2020											
85176 NAPEAGUE DR, FERNANDINA BEACH											
BLD DATE 12/02/2008				RK 12/02/2008		LGL DATE		05/09/2025 MLU			
XF DATE 12/02/2008				RK		LAND DATE					
INC DATE						AG DATE					

EXTRA FEATURES										85176 NAPEAGUE DR, FERNANDINA BEACH										INC DATE		22/02/2008		AG DATE		08/03/2008		REMARKS	
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	0911	SCRN RM A	0	100	26	28	728.00	SF	18.00	18.00	100	2008	2008	3	27	3,538													
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2008	2008	04	85	42,500													
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	27	1,350													
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