



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	VALUATION SUMMARY																				
Exterior Wall	31	HARDIE BRD 100				0900	11	5,055	137.1876	190.69	963,938	2022	2022	0	0	0	1.00	99.00	VALUATION BY		STANDARD																		
Roof Structure	08	IRREGULAR 100				1 SNGL FAM 100% - 2023														Heated Area: 4447				HX Base Yr 2023				Tax Group: 4		Tax Dist:									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										954,299									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										3,465									
Interior Floor	13	LVT/LAMNT 70																		TOTAL LAND VALUE - MARKET										155,000									
Interior Floor	14	CARPET 30																		TOTAL MARKET VALUE										1,112,764									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										43,932									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										1,068,832									
Bedrooms	5	100																		TOTAL EXEMPTION VALUE										HX HB		51,411							
Bathrooms	3.5	100																		BASE TAXABLE VALUE										1,017,421									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										1,112,764									
Stories	1.	1. 100																		NCON VALUE										0									
Units	0	100																		INCOME VALUE																			
Occupancy	00	NONE 100																		PREVIOUS YEAR MKT VALUE										1,082,732									
Quality		04	Quality Level 04																																				
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	3,604	100	2022	3,604	680,375																																		
FGR	637	55	2022	350	66,075																																		
FOP	52	30	2022	16	3,020																																		
FOP	138	30	2022	41	7,740																																		
FSP	403	40	2022	161	30,394																																		
FST	54	55	2022	30	5,664																																		
FUS	443	100	2022	443	83,631																																		
SFB	500	80	2022	400	75,513																																		
STR	72	10	2022	7	1,322																																		
UOP	16	20	2022	3	566																																		
TOTALS	5,919			5,055	954,299																																		
EXTRA FEATURES						85194 NAPEAGUE 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	2022	2022	3	99	3,465																									