



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	31	HARDIE BRD 100	0900	11	4,857	152.5709	212.07	1,030,024	2006	2006	0	0	0	9.25	90.75	VALUATION SUMMARY											
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 100% - 2022										Heated Area: 4049										STANDARD				
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2022										Tax Group: 4				
Interior Wall	05	DRYWALL 100																					Tax Dist:				
Interior Floor	19	MARBLE 60																					BUILDING MARKET VALUE				
Interior Floor	12	HARDWOOD 40																					TOTAL MARKET OB/XF VALUE				
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET				
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE				
Bedrooms	5	100																					SOH/AGL Deduction				
Bathrooms	5	100																					ASSESSED VALUE				
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE				
Stories	2.	2. 100																					BASE TAXABLE VALUE				
Units	0	100																					TOTAL JUST VALUE				
Quality			04	Quality Level 04																				NCON VALUE			
DOR CODE			0100	SINGLE FAMILY																				INCOME VALUE			
MAP NUM			MKT AREA		04																			PREVIOUS YEAR MKT VALUE			
NEIGHBORHOOD/LOC			4043.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	3,083	100	2006	3,083	593,334																						
FGR	823	55	2006	453	87,182																						
FOP	204	30	2006	61	11,739																						
FOP	248	30	2006	74	14,241																						
FOP	284	30	2006	85	16,359																						
FOP	450	30	2006	135	25,981																						
FUS	966	100	2006	966	185,910																						
TOTALS			6,058			4,857	934,747																				
EXTRA FEATURES						862847 NORTH HAMPTON CLUB WAY, 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										
1	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2006	2006	05	85	51,000											
2	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2006	2006	3	88	8,800											
4	0911	SCRN RM A	0	100	0	0	1,298.00	SF	18.00	18.00	100	2006	2006	3	22	5,140											