



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 2									
Exterior Wall	31	HARDIE BRD 100	0500	22	2,730	267.1104	425.67	1,162,079	2023	2023	0	0	0	0.50	99.50	VALUATION SUMMARY									
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2024												Heated Area: 2135 HX Base Yr 2024										
Roof Cover	12	MODULAR MT 100														VALUATION BY STANDARD									
Interior Wall	05	DRYWALL 100														Tax Group: 2 Tax Dist:									
Interior Floop	12	HARDWOOD 100														BUILDING MARKET VALUE 1,156,269									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE 0									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET 325,000									
Bedrooms	4	100														TOTAL MARKET VALUE 1,481,269									
Bathrooms	3	100														SOH/AGL Deduction 9,207									
Frame	02	WOOD FRAME 100														ASSESSED VALUE 1,472,062									
Stories	2.	2. 100														TOTAL EXEMPTION VALUE HX HB 51,411									
Quality			01	Quality Level 01												BASE TAXABLE VALUE 1,420,651									
DOR CODE			0100	SINGLE FAMILY												TOTAL JUST VALUE 1,481,269									
MAP NUM				MKT AREA												NCON VALUE 0									
NEIGHBORHOOD/LOC			2036.0100													INCOME VALUE									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											PREVIOUS YEAR MKT VALUE 1,499,592									
BAS	1,488	100	2024	1,488	630,230																				
FDG	600	60	2024	360	152,475																				
FOP	248	30	2024	74	31,343																				
FSP	380	40	2024	152	64,378																				
FUS	647	100	2024	647	274,031																				
STP	21	10	2024	2	847																				
STP	28	10	2024	3	1,271																				
STR	44	10	2024	4	1,694																				
TOTALS	3,456			2,730	1,156,269																				
EXTRA FEATURES						93 BROADBENT 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									