

RM1 SFR PROPCO B LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

2026

27-2N-28-014B-0027-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4							
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		30		VINYL 70		0900		01		2,496		96.2496		133.79		333,940		2003		2013		0		0		5.65		94.35		VALUATION BY					STANDARD						
Exterior Wall		16		WD FR STUC 30		1		SNGL FAM		0%		- 2023		Heated Area: 2201										HX Base Yr																	
Roof Structur		03		GABLE/HIP 100																												Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					315,072				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					34,000				
Interior Floo		11		CLAY TILE 50																												TOTAL LAND VALUE - MARKET					85,000				
Interior Floo		14		CARPET 50																												TOTAL MARKET VALUE					434,072				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					434,072				
Bedrooms				4 100																												TOTAL EXEMPTION VALUE					0				
Bathrooms				2 100																												BASE TAXABLE VALUE					434,072				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					434,072				
Stories				1. 100																												NCON VALUE					0				
Units				0 100																												INCOME VALUE									
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE					428,018				
Quality		01		Quality Level 01																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																	04				
NEIGHBORHOOD/LOC				4057.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		2,201		100		2003		2,201		277,834																															
FGR		424		55		2003		233		29,412																															
FOP		100		30		2003		30		3,787																															
FOP		105		30		2003		32		4,039																															
TOTALS		2,830						2,496		315,072																															
EXTRA FEATURES										96698 ARRIGO BLVD, FERNANDINA BEACH</																															