



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall		10	ABOVE AVG 70							0100	01	2,142	111.9160		117.51	251,706	2015	2015	0	0	0	4.65	95.35	VALUATION BY		STANDARD					
Exterior Wall		16	WD FR STUC 30							1 SINGLE FAM 100% - 2026														Heated Area: 1836		HX Base Yr 2026					
Roof Structure		03	GABLE/HIP 100																					BUILDING MARKET VALUE		240,002					
Roof Cover		03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE		0					
Interior Wall		05	DRYWALL 100																					TOTAL LAND VALUE - MARKET		85,000					
Interior Floo		14	CARPET 60																					TOTAL MARKET VALUE		325,002					
Interior Floo		11	CLAY TILE 40																					SOH/AGL Deduction		0					
Air Condition		03	CENTRAL 100																					ASSESSED VALUE		325,002					
Heating Type		04	AIR DUCTED 100																					TOTAL EXEMPTION VALUE		HX HB		51,411			
Bedrooms			4 100																					BASE TAXABLE VALUE		273,591					
Bathrooms			2 100																					TOTAL JUST VALUE		325,002					
Frame		02	WOOD FRAME 100																					NCON VALUE		0					
Stories		1.	1. 100							INCOME VALUE																					
Units			0 100							PREVIOUS YEAR MKT VALUE		320,442																			
Occupancy		00	NONE 100																												
Quality		03	Quality Level 03																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA				04																								
NEIGHBORHOOD/LOC		4144.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,836	100	2015	1,836	205,716																										
FGR	406	55	2015	223	24,986																										
FOP	117	30	2015	35	3,922																										
FSP	120	40	2019	48	5,378																										
TOTALS		2,479			2,142	240,002																									
EXTRA FEATURES						95021 CHESWICK OAKS DR, FERNANDINA BEACH										BLD DATE				LGL DATE		04/23/2025		MLU							
																XE DATE				LAND DATE											
																INC DATE				AG DATE											
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														