



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	4											
Exterior Wall		31	HARDIE BRD 100		0100		01	2,768	101.4000	106.47		294,709		2025	2025	0	0	0.00	100.00	VALUATION BY									
Roof Structure		03	GABLE/HIP 100		1		SINGLE FAM		0% - 2026		Heated Area: 2410		HX Base Yr		STANDARD														
Roof Cover		03	COMP SHNGL 100																Tax Group: 4										
Interior Wall		05	DRYWALL 100																Tax Dist:										
Interior Floor		13	LVT/LAMNT 70																BUILDING MARKET VALUE										
Interior Floor		14	CARPET 30																TOTAL MARKET OB/XF VALUE										
Air Condition		03	CENTRAL 100																TOTAL LAND VALUE - MARKET										
Heating Type		04	AIR DUCTED 100																TOTAL MARKET VALUE										
Bedrooms			4 100																SOH/AGL Deduction										
Bathrooms			3 100																ASSESSED VALUE										
Frame		02	WOOD FRAME 100																TOTAL EXEMPTION VALUE										
Stories		2.	2. 100																BASE TAXABLE VALUE										
Units			0 100																TOTAL JUST VALUE										
																			NCON VALUE										
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																04										
NEIGHBORHOOD/LOC		4095.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,226	100	2026	1,226	130,532																								
FGR	462	55	2026	254	27,043																								
FOP	100	30	2026	30	3,194																								
FOP	228	30	2026	68	7,240																								
FUS	1,184	100	2026	1,184	126,060																								
STR	56	10	2026	6	639																								
TOTALS	3,256			2,768	294,709																								
EXTRA FEATURES					95950 SURREY PL, 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													