

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	VALUATION SUMMARY																			
Exterior Wall	05	AVERAGE 100		0100	01	912	114.4800	120.20	109,622	2007	2007	0	0	0	8.50	91.50	VALUATION BY		STANDARD																	
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 100% - 2026										Heated Area: 910					HX Base Yr 2026					Tax Group: 4		Tax Dist:										
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE		100,304										
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE		5,250										
Interior Floor	08	SHT VINYL 100																						TOTAL LAND VALUE - MARKET		160,000										
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE		265,554										
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction		0										
Bedrooms		2 100																						ASSESSED VALUE		265,554										
Bathrooms		1 100																						TOTAL EXEMPTION VALUE		HX HB		51,411								
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE		214,143										
Stories	1.	1. 100																						TOTAL JUST VALUE		265,554										
Units		0 100																						NCON VALUE		0										
BUD8 Adjustme	04	DIST 01 100																						INCOME VALUE												
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE		264,260										
Quality		03	Quality Level 03																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA																								04									
NEIGHBORHOOD/LOC		4005.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	910	100	2007	910	100,085																															
FOP	6	30	2007	2	220																															
TOTALS		916		912	100,304																															
EXTRA FEATURES				95076 LOUSHELTONY RD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/09/2025		MLU														
														XF 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																				
1	0510	GARAGE WD-	0 100	20	30	600.00	SF	35.00	35.00	100	1999	1999	3	25	5,250																					