



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		08		WD ON PLY 100		0820		02		1,136		94.0000		79.90		90,766		1991		1991		0		0		0 70.00		30.00		VALUATION BY					STANDARD														
Roof Structur		03		GABLE/HIP 100		2 M/H 93-		0%		- 0						Heated Area: 1136														Tax Group: 4					Tax Dist:														
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					27,230														
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					0														
Interior Floo		08		SHT VINYL 100																										TOTAL LAND VALUE - MARKET					92,000														
Air Condition		02		WINDOW 100																										TOTAL MARKET VALUE					119,230														
Heating Type		03		FORCED AIR 100																										SOH/AGL Deduction					47,002														
Bedrooms				2 100																										ASSESSED VALUE					72,228														
Bathrooms				2 100																										TOTAL EXEMPTION VALUE					0														
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					72,228														
Stories		1.		1. 100																										TOTAL JUST VALUE					119,230														
Units				0 100																										NCON VALUE					0														
																														INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE					117,628														
Quality		03		Quality Level 03																										PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0200		MOBILE HOME																										8386					MH MOVE-ON					13,200					12/05/1990				
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		4005.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		932		100		2021		932		22,340																																							
FEP		240		85		2021		204		4,890																																							
TOTALS		1,172						1,136		27,230																																							
EXTRA FEATURES																														95223 DIRT RD, 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																			