

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	PAGE 1 of 1																
Exterior Wall		15	CONC BLOCK 100		0100	01	1,356	98.8000	103.74	140,671	1961	1985	0	0	0	20.00	80.00	VALUATION SUMMARY																
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM 100% - 1981										Heated Area: 1332										HX Base Yr 1981									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		08	SHT VINYL 100																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			2 100																															
Bathrooms			1 100																															
Frame		03	MASONRY 100																															
Stories		1.	1. 100																															
Units			0 100																															
BUD8 Adjustme		04	DIST 01 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA				04																											
NEIGHBORHOOD/LOC		4020.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,000	100	1993	1,000	82,992																													
BAS	140	100	2009	140	11,619																													
FOP	15	30	2009	4	332																													
SFB	240	80	2009	192	15,934																													
UOP	100	20	2009	20	1,660																													
TOTALS		1,495			1,356	112,537																												
EXTRA FEATURES					95080 BARNWELL 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																	