

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD		05		AVERAGE 100		03		GABLE/HIP 100		1		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972		VALUATION BY		STANDARD					
Exterior Wall		03		05		AVERAGE 100		03		GABLE/HIP 100		1		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972		Tax Group: 4		Tax Dist:					
Roof Structur		03		05		AVERAGE 100		03		GABLE/HIP 100		1		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972		BUILDING MARKET VALUE		139,824					
Roof Cover		12		04		MODULAR MT 100		04		PLYWOOD 50		12		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972		TOTAL MARKET OB/XF VALUE		480					
Interior Wall		05		14		DRYWALL 50		14		CARPET 70		11		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972		TOTAL LAND VALUE - MARKET		65,000					
Interior Floor		05		14		DRYWALL 50		14		CARPET 70		11		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972		TOTAL MARKET VALUE		205,304					
Interior Floo		11		03		CLAY TILE 30		03		CENTRAL 100		04		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972		SOH/AGL Deduction		135,879					
Air Condition		03		11		CLAY TILE 30		03		CENTRAL 100		04		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972		ASSESSED VALUE		69,425					
Heating Type		04		04		AIR DUCTED 100		04		2 100		1.5		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972		TOTAL EXEMPTION VALUE		69,425					
Bedrooms		04		04		AIR DUCTED 100		04		2 100		1.5		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972		BASE TAXABLE VALUE		0					
Bathrooms		04		04		AIR DUCTED 100		04		2 100		1.5		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972		TOTAL JUST VALUE		205,304					
Frame		02		02		WOOD FRAME 100		02		1. 100		0 100		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972		NCON VALUE		0					
Stories		02		02		WOOD FRAME 100		02		1. 100		0 100		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972		INCOME VALUE		PREVIOUS YEAR MKT VALUE					
Units		02		02		WOOD FRAME 100		02		1. 100		0 100		SINGLE FAM		100% - 0		Heated Area: 1320		HX Base Yr 1972									
BUD8 Adjustme		04		04		DIST 01 100		00		NONE 100				BAS 1993		USP 2009		UEP 2009		BAS 1993									
Occupancy		04		04		DIST 01 100		00		NONE 100				BAS 1993		USP 2009		UEP 2009		BAS 1993									
Quality		03		03		Quality Level 03								BAS 1993		USP 2009		UEP 2009		BAS 1993									
DOR CODE		0100		0100		SINGLE FAMILY								BAS 1993		USP 2009		UEP 2009		BAS 1993									
MAP NUM						MKT AREA								BAS 1993		USP 2009		UEP 2009		BAS 1993									
NEIGHBORHOOD/LOC		4005.00		4005.00										BAS 1993		USP 2009		UEP 2009		BAS 1993									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE				BAS 1993		USP 2009		UEP 2009		BAS 1993									
BAS		1,320		100		1993		1,320		125,813				BAS 1993		USP 2009		UEP 2009		BAS 1993									
UEP		132		60		2009		79		7,530				BAS 1993		USP 2009		UEP 2009		BAS 1993									
UOP		40		20		1993		8		762				BAS 1993		USP 2009		UEP 2009		BAS 1993									
USP		200		30		2009		60		5,719				BAS 1993		USP 2009		UEP 2009		BAS 1993									
TOTALS		1,692						1,467		139,824				BAS 1993		USP 2009		UEP 2009		BAS 1993									
EXTRA FEATURES										96104 NELSON RD, FERNANDINA BEACH										BLD DATE XF DATE INC DATE									
L N										OB/XF CODE										L N									
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										LGL DATE LAND DATE AG DATE									
1										1242										WD DECK A									
0										100										12									
120.00										SF										10.00									
10.00										100										2011									
2011										3										40									
480																													