



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 4													
Exterior Wall	10	ABOVE AVG 100	0900	01	1,854	106.3202	147.79	274,003	1988	1988	0	0	0	16.25	83.75	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 0% - 2025													Heated Area: 1524 HX Base Yr													
Roof Cover	03	COMP SHNGL 100														VALUATION BY													
Interior Wall	05	DRYWALL 100														STANDARD													
Interior Floor	13	LVT/LAMNT 80														Tax Group: 4													
Interior Floor	15	HARDTILE 20														Tax Dist:													
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE													
Heating Type	04	AIR DUCTED 100														229,478													
Bedrooms	3	100														TOTAL MARKET OB/XF VALUE													
Bathrooms	2	100														2,100													
Frame	02	WOOD FRAME 100														TOTAL LAND VALUE - MARKET													
Stories	1.	1. 100														85,000													
Units	0	100														TOTAL MARKET VALUE													
BUD8 Adjustme	04	DIST 01 100														316,578													
Occupancy	00	NONE 100														SOH/AGL Deduction													
Quality			02	Quality Level 02													ASSESSED VALUE												
DOR CODE	0100	SINGLE FAMILY															TOTAL EXEMPTION VALUE												
MAP NUM					MKT AREA				04								0												
NEIGHBORHOOD/LOC			4013.00													BASE TAXABLE VALUE													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															TOTAL JUST VALUE									
BAS	1,524	100	1993	1,524	188,632															316,578									
DCK	100	10	1993	10	1,238															TOTAL NCON VALUE									
FGR	483	55	1993	266	32,924															55,229									
FOP	20	30	1993	6	743															INCOME VALUE									
FOP	160	30	1993	48	5,941															PREVIOUS YEAR MKT VALUE									
TOTALS			2,287				1,854	229,478																					
EXTRA FEATURES			96539 OTTER RUN DR, 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												
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100													