



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall		30	VINYL 70		0900	01	1,899	106.4133	147.91	280,881	1991	1991	0	0	0	16.13	83.87																	
Exterior Wall		12	CEDAR 30		1 SNGL FAM 100% - 1992										Heated Area: 1613										HX Base Yr 1992									
Roof Structure		03	GABLE/HIP 100																															
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		11	CLAY TILE 50																															
Interior Floor		14	CARPET 50																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units			0 100																															
Occupancy		00	NONE 100																															
Quality		02	Quality Level 02																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4013.00																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS		1,613	100	1993	1,613	200,096																												
FGR		426	55	1993	234	29,028																												
FOP		45	30	1993	14	1,737																												
FOP		84	30	1993	25	3,102																												
FOP		30	30	2009	9	1,116																												
PTO		84	5	2009	4	497																												
TOTALS		2,282			1,899	235,575																												
EXTRA FEATURES		96269 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																	