



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	31	HARDIE BRD 100		0100	01	2,399	113.7780	119.47	286,609	2025	2025	0	0	0	0.00	100.00													
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM 100% - 2026														Heated Area: 2073											
Roof Cover	03	COMP SHNGL 100																HX Base Yr 2026											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	14	CARPET 30																											
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																											
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4068.30																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,073	100	2026	2,073	247,661																								
FGR	483	55	2026	266	31,779																								
FOP	15	30	2026	4	478																								
FSP	140	40	2026	56	6,690																								
TOTALS		2,711			2,399	286,609																							
EXTRA FEATURES					95953 COLLEGE PKWY, 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													