

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	05	AVERAGE 100	6500	01	640	66.0000	25.74	16,474	1989	1989	0	0	0	50.00	50.00																	
Roof Structure	03	GABLE/HIP 100	1 GARAGE RES 0% - 0										Heated Area: 640					HX Base Yr														
Roof Cover	01	MINIMUM 100	Diagram of a rectangular lot with dimensions 16 (width) and 40 (height). The lot is labeled BAS 1993.																													
Interior Wall	01	MINIMUM 100																														
Interior Floor	03	CONC FINSH 100																														
Air Condition	01	NONE 100																														
Heating Type	01	NONE 100																														
Bedrooms		0 100																														
Bathrooms		0 100																														
Frame	01	TYP WD 100																														
Stories	1.	1. 100																														
Units		0 100																														
Occupancy	00	NONE 100																														
Quality			03	Quality Level 03																												
DOR CODE			0700	MISC RESIDENTIAL																												
MAP NUM				MKT AREA		04																										
NEIGHBORHOOD/LOC			4009.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	640	100	1993	640	8,237																											
TOTALS			640		640	8,237																										
EXTRA FEATURES			ARBOR LN, 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																