

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 100								0900	01	1,257	117.5200	163.35	205,331	2004	2015	0	0	0	4.50	95.50								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM 100% - 2025										Heated Area: 1170 HX Base Yr 2025										
Roof Cover	03	COMP SHNGL 100								UCP 2021 BAS 2004 FOP 2004																				
Interior Wall	05	DRYWALL 100																												
Interior Floor	13	LVT/LAMNT 100																												
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		03	Quality Level 03																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA		04																									
NEIGHBORHOOD/LOC		4005.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,170	100	2004	1,170	182,520																									
FOP	24	30	2004	7	1,092																									
UCP	384	20	2021	77	12,012																									
UOP	16	20	2004	3	468																									
TOTALS		1,594			1,257	196,091																								
EXTRA FEATURES										95293 COOK RD, 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														