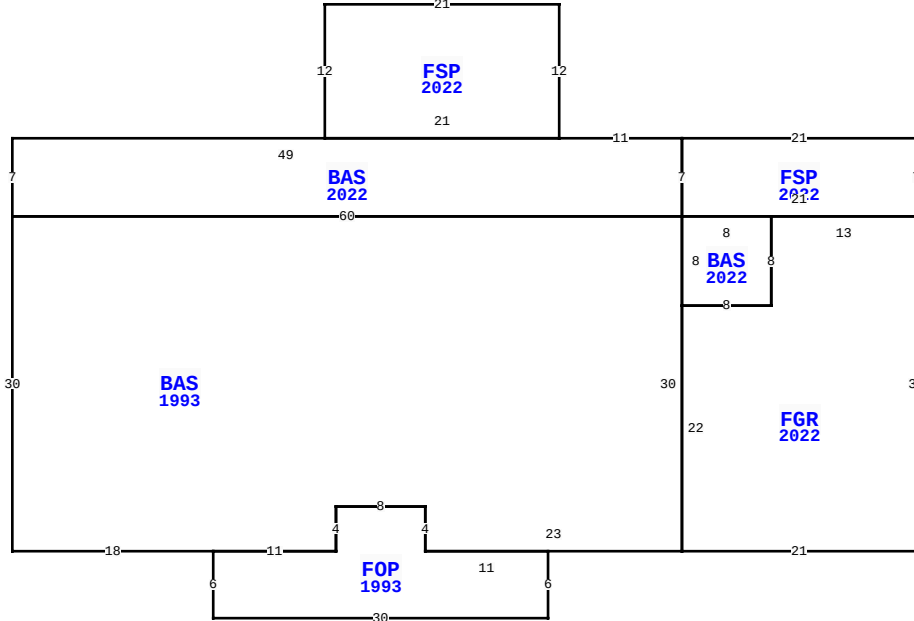


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	16	WD FR STUC 100		0900	11	2,787	143.3779	199.30	555,449	1987	1997	0	0	0	14.00	86.00	VALUATION BY STANDARD												
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM 100% - 2023													Heated Area: 2252 HX Base Yr 2023												
Roof Cover	12	MODULAR MT 100															Tax Group: 4												
Interior Wall	05	DRYWALL 100															Tax Dist:												
Interior Floor	12	HARDWOOD 80															BUILDING MARKET VALUE												
Interior Floor	11	CLAY TILE 20															TOTAL MARKET OB/XF VALUE												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE												
Bedrooms	3	100															SOH/AGL Deduction												
Bathrooms	3	100															ASSESSED VALUE												
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE												
Stories	1.	1. 100															BASE TAXABLE VALUE												
Units	0	100															TOTAL JUST VALUE												
BUD8 Adjustme	04	DIST 01 100															NCON VALUE												
Occupancy	00	NONE 100															INCOME VALUE												
Quality	03	Quality Level 03															PREVIOUS YEAR MKT VALUE												
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA		04																									
NEIGHBORHOOD/LOC				4020.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,768	100	1993	1,768	303,031																								
BAS	64	100	2022	64	10,969																								
BAS	420	100	2022	420	71,987																								
FGR	566	55	2022	311	53,305																								
FOP	212	30	1993	64	10,969																								
FSP	147	40	2022	59	10,113																								
FSP	252	40	2022	101	17,311																								
TOTALS	3,429			2,787	477,686																								
EXTRA FEATURES				95459 BARNWELL 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													
1	0300	BOAT DCK W	0 100	0	0	1,990.00	SF	40.00	40.00	100	2006	2006	3	36	28,656														
2	0350	CARPORT WD	0 100	20	12	240.00	SF	13.00	13.00	100	2006	2006	3	22	686														
3	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	22	550														
4	1076	TRELLIS A	0 100	26	10	260.00	SF	7.50	7.50	100	2010	2010	3	85	1,658														

[illegible]