

KOSIEK NICHOLAS M
2032 BONNIE OAKS DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0174-0039-0000

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		05		AVERAGE 90		0900		01		1,753		133.1700		158.14		277,219		1990		1995		0		0		0		13.95		86.05	
Exterior Wall		20		FACE BRICK 10		1		SNGL FAM - 100% - 2022								Heated Area: 1214												HX Base Yr 2022			
Roof Structur		03		GABLE/HIP 100																											
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		11		CLAY TILE 50																											
Interior Floo		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		06		Quality Level 06																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC				2012.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,214		100		1,214		165,201																							
DCK		273		10		27		3,674																							
FEP		336		80		269		36,606																							
FGR		369		55		203		27,624																							
FOP		135		30		40		5,444																							
TOTALS		2,327				1,753		238,547																							
EXTRA FEATURES																															
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		0811		CONCRETE B		0 100		0 0		771.00		SF																			