

BRADBERRY JOHN W & LINH T
2759 TARTUS DRIVE
JACKSONVILLE, FL 32246

00-00-30-0190-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
Exterior Wall 05 AVERAGE 100										0100 01 1,286 115.4400 104.18 133,975 1972 1990 0 0 0 15.25 84.75										Tax Group: 8 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 0% - 0 Heated Area: 1193 HX Base Yr										BUILDING MARKET VALUE 113,544									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 5,759									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 175,000									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 294,303									
Interior Floo 08 SHT VINYL 10																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 294,303									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 294,303									
Bathrooms 2 100																				TOTAL JUST VALUE 294,303									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 282,133									
BUD8 Adjustme 05 DIST 1A 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 03																													
NEIGHBORHOOD/LOC 3029.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,193 100 1,193 105,333																													
FOP 36 30 11 971																													
FOP 68 30 20 1,766																													
FST 35 55 19 1,677																													
USP 144 30 43 3,797																													
TOTALS 1,476 1,286 113,544																													
EXTRA FEATURES										4636 WHIMBREL 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																													
1 0940 SHEDS/PORT 0 0 20 14 280.00 SF 30.00 30.00 100 1985 1985 3 20 1,680																													
2 0820 WOOD WALK 0 0 18 4 72.00 SF 11.75 11.75 100 1985 1985 3 40 338																													
3 0855 CONC PAVER 0 0 0 0 96.00 SF 10.00 10.00 100 1997 1997 3 75 720																													
4 0855 CONC PAVER 0 0 0 0 464.00 SF 7.00 7.00 100 2011 2011 3 93 3,021																													