

CREAMER CARL F JR
33292 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

00-00-30-0200-0008-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																			
Exterior Wall		25	MOD METAL 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY																				
Roof Structur		01	FLAT 100		0820		02	720	92.8000	60.32	43,430		1974	1999	0	0	54.00	46.00	STANDARD																				
Roof Cover		01	MINIMUM 100		1 M/H 93- - 0% - 0															Heated Area: 720										HX Base Yr									
Interior Wall		04	PLYWOOD 100		60 12 BAS 1993 60 12															BUILDING MARKET VALUE										50,726									
Interior Floo		14	CARPET 70																	TOTAL MARKET OB/XF VALUE										29,754									
Interior Floo		08	SHT VINYL 30																	TOTAL LAND VALUE - MARKET										200,000									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										280,480									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										84,583									
Bedrooms			2 100																	ASSESSED VALUE										195,897									
Bathrooms			1 100																	TOTAL EXEMPTION VALUE										0									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										195,897									
Stories		0	0 100																	TOTAL JUST VALUE										280,480									
Units			0 100																	NCON VALUE										0									
					INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE										279,855																								
Quality		03	Quality Level 03																																				
DOR CODE		2800	PARKING/MH LOT																																				
MAP NUM			MKT AREA												02																								
NEIGHBORHOOD/LOC		2003.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		720		100		720		19,978																															
TOTALS		720				720		19,978																															
EXTRA FEATURES										96013 NICKELSON AVE, FERNANDINA BEACH										BLD DATE 03/24/2021 XF DATE 03/24/2021 INC DATE										KK KK LGL DATE LAND DATE AG DATE									
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	0801	ASPHALT	A	0	0	220	12	2,640.00	SF	3.00	3.00	100	1960	1960	3	50	3,960																						
2	1243	WD DECK	F	0	0	4	8	48.00	SF	8.00	8.00	100	2005	2005	3	27	104																						
3	1243	WD DECK	F	0	0	5	4	20.00	SF	4.00	4.00	100	2005	2005	3	27	22																						
4	0751	UOP		0	0	8	12	96.00	SF	10.00	10.00	100	1974	1974	3	20	192																						
5	1243	WD DECK	F	0	0	6	12	72.00	SF	8.00	8.00	100	1980	1980	3	20	115																						
6	0751	UOP		0	0	4	8	32.00	SF	10.00	10.00	100	2005	2005	3	44	141																						
7	1243	WD DECK	F	0	0	4	4	16.00	SF	8.00	8.00	100	2005	2005	3	27	35																						
8	1243	WD DECK	F	0	0	5	8	40.00	SF	8.00	8.00	100	1999	1999	3	20	64																						
9	1243	WD DECK	F	0	0	8	10	80.00	SF	8.00	8.00	100	2005	2005	3	27	173																						
10	1243	WD DECK	F	0	0	3	4	12.00	SF	8.00	8.00	100	2005	2005	3	27	26																						
LAND DESCRIPTION										TOTAL OB/XF										4,832																			
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	002800	C	PARKNG LOT		0	0006	RS-2	200.00	215.00	2.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	200,000																					

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