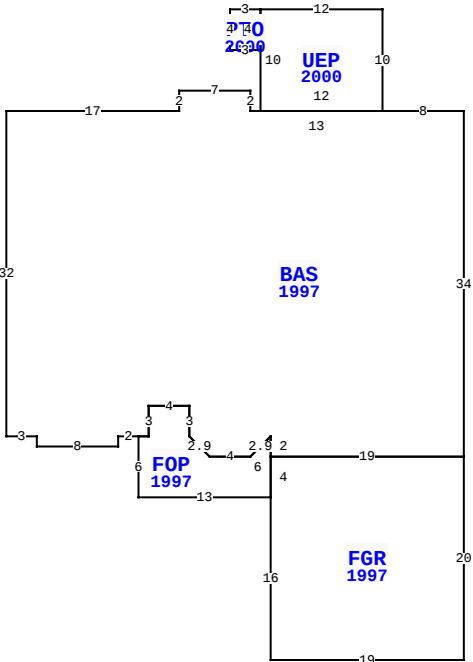


VITORI DAVID & CARRIE ELLEN
2673 LE SABRE PL
FERNANDINA BEACH, FL 32034

2023

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		10	ABOVE AVG 90		0100	01	1,805	117.3900	105.94	191,222	1997	2002	0	0	0	10.05	89.95	VALUATION BY		STANDARD																	
Exterior Wall		20	FACE BRICK 10		1 SINGLE FAM - 100% - 2015													Heated Area: 1500 HX Base Yr 2015																			
Roof Structure		03	GABLE/HIP 100															Tax Group: 8										Tax Dist:									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE										172,004									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE										6,418									
Interior Floor		14	CARPET 60															TOTAL LAND VALUE - MARKET										180,000									
Interior Floor		13	LVT/LAMNT 40															TOTAL MARKET VALUE										358,422									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction										157,776									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE										200,646									
Bedrooms		3	100															TOTAL EXEMPTION VALUE										HX		HB		VX		55,000			
Bathrooms		2	100															BASE TAXABLE VALUE										145,646									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE										358,422									
Stories		1.	100		NCON VALUE										0																						
Units		0	100		INCOME VALUE																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										328,503																						
Quality		04	Quality Level 04																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA		02																																
NEIGHBORHOOD/LOC		2026.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,500	100	1,500	142,940																																	
FGR	380	55	209	19,916																																	
FOP	78	30	23	2,192																																	
PTO	12	5	1	95																																	
UEP	120	60	72	6,861																																	
TOTALS		2,090		1,805	172,004																																
EXTRA FEATURES					2673 LE SABRE PL, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835																						
2	0811	CONCRETE B	0 100	45	16	720.00	SF	5.20	5.20	100	1997	1997	3	75	2,808																						
3	0810	CONCRETE A	0 100	3	26	78.00	SF	6.50	6.50	100	1997	1997	3	75	380																						
4	0810	CONCRETE A	0 100	3	27	81.00	SF	6.50	6.50	100	1997	1997	3	75	395																						
LAND DESCRIPTION					TOTAL OB/XF															6,418																	
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	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000																				