

LOTS 2 (S-1 & S-5) & LOT 3
EX S-2 THRU S-6
(LOT 3 RESERVED FOR ESMT)

SCHWEIZER PHILIP M & KIM K
4726 MEADOWLARK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0260-0002-0010



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	PAGE 1 of 2																										
Exterior Wall	17	CB STUCCO 100	0100	01	1,297	121.2120	109.39	141,879	2009	2009	0	0	0	6.50	93.50	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2015													Heated Area: 814													HX Base Yr 2015												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floop	13	LVT/LAMMT 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	1	100																																							
Bathrooms	1	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units	0	100																																							
BUD8 Adjustme	05	DIST 1A 100																																							
Occupancy	00	NONE 100																																							
Quality	04	Quality Level 04																																							
DOR CODE	0100	SINGLE FAMILY																																							
MAP NUM	MKT AREA																										03														
NEIGHBORHOOD/LOC	3027.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE																									TOT ADJ AREA	SUBAREA MARKET VALUE													
BAL	184	15																									28	2,864													
BAS	814	100																									814	83,255													
FGR	814	55																									448	45,822													
STR	68	10	7	716																																					
TOTALS	1,880		1,297	132,657																																					
EXTRA FEATURES					4726 MEADOWLARK LN, FERNANDINA BEACH												BLD DATE XF DATE INC DATE												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																								
12	0300	BOAT DCK W	0	100	0	0	1,337.00	SF	40.00	40.00	100	2000	2000	3	29	15,509																									
13	0350	CARPORT WD	0	100	13	24	312.00	SF	13.00	13.00	100	2000	2000	3	20	811																									
14	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2000	2000	3	20	180																									
15	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2000	2000	3	29	1,206																									
16	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	600																									
19	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400																									
20	0811	CONCRETE B	0	100	0	0	928.00	SF	5.20	5.20	100	2009	2009	3	91	4,391																									
21	0920	CWALL-WD/M	0	100	0	0	198.00	LF	390.00	390.00	100	1990	1990	3	20	15,444																									
22	0855	CONC PAVER	0	100	0	0	524.00	SF	10.00	10.00	100	2010	2010	3	92	4,821																									
23	0855	CONC PAVER	0	100	0	0	893.00	SF	10.00	10.00	100	2010	2010	3	92	8,216																									
LAND DESCRIPTION					TOTAL OB/XF												51,578																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000132	C	SFR RIVER	100		RS-1	200.00	230.00	200.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	1,200,000																								
2	000132	C	SFR RIVER	100		RS-1	65.00	224.00	64.84	FF		1.00	1.00	0.80	7,500.00	6,000.00	389,040																								
REVIEW DATE 04/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 1,589,040 Market: 0 Agricultural: 0 Common: 1,589,040 PRINTED 08/02/2023 BY SYS																																									

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