

LOT 10
IN OR 1327/1460
OAK CREST #2 PB5/204

MUDD FRANCIS J & TABITHA J
2042 NEPTUNE CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0411-0010-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	00	0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	2008.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	1,432	201,913
BAS	488	100	488	68,808
FGR	441	55	243	34,263
FOP	189	30	57	8,037
TOTALS	2,550		2,220	313,022

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0861	POOL GUNIT	0 100	12	24	288.00	SF	85.00	
2	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	
3	0845	KOOL DECK	0 100	0	0	654.00	SF	7.25	
4	0810	CONCRETE A	0 100	45	16	720.00	SF	6.50	
5	0810	CONCRETE A	0 100	0	0	234.00	SF	6.50	
6	0755	FSP	0 100	0	0	258.00	SF	20.00	
7	0810	CONCRETE A	0 100	43	16	688.00	SF	6.50	
8	0810	CONCRETE A	0 100	0	0	268.00	SF	6.50	
9	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	
10	1243	WD DECK F	0 100	4	5	20.00	SF	8.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,220	136.4797	162.07	359,795	1989	1995	0	0	0	13.00	87.00	

1 SNGL FAM - 100% - 2006

Heated Area: 1920

HX Base Yr 2006

BLD DATE

XF DATE

LGL DATE

LAND DATE

MUDD FRANCIS J & TABITHA J
2042 NEPTUNE CT
FERNANDINA BEACH, FL 32034

00-00-30-0411-0010-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										8
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT				NORM		% COND		VALUATION SUMMARY										8			
																											VALUATION BY										STANDARD			
																											Tax Group: 8										Tax Dist:			
																											BUILDING MARKET VALUE										313,022			
																											TOTAL MARKET OB/XF VALUE										19,568			
																											TOTAL LAND VALUE - MARKET										115,000			
																											TOTAL MARKET VALUE										447,590			
																											SOH/AGL Deduction										250,958			
																											ASSESSED VALUE										196,632			
																											TOTAL EXEMPTION VALUE										HX HB	50,000		
																											BASE TAXABLE VALUE										146,632			
																											TOTAL JUST VALUE										447,590			
																											NCON VALUE										1,032			
																											INCOME VALUE													
																											PREVIOUS YEAR MKT VALUE										460,799			