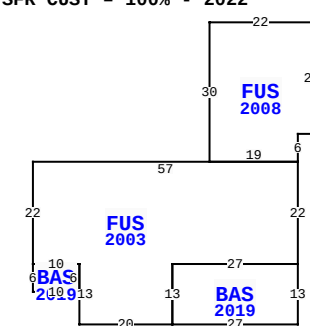
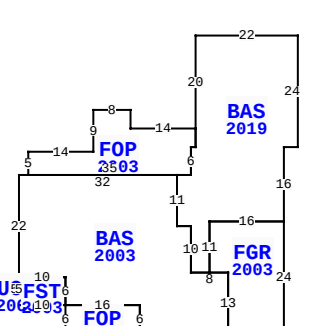
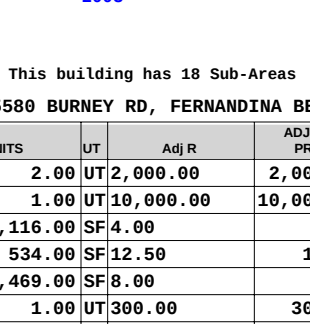
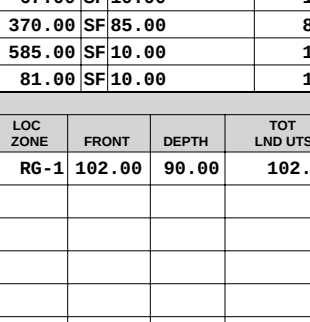


JONES CARLTON D & BARBARA A
95580 BURNLEY RD
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	17	CB STUCCO 100								0500	01	7,134	112.5750	160.42	1,144,436	2003	2003	0	0	0	0	9.50	90.50																										
Roof Structur	08	IRREGULAR 100								1 SFR CUST - 100% - 2022										Heated Area: 6501										HX Base Yr 2022																			
Roof Cover	07	CONC TILE 100																																															
Interior Wall	05	DRYWALL 100																																															
Interior Floo	11	CLAY TILE 50																																															
Interior Floo	14	CARPET 50																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms	7	100																																															
Bathrooms	6	100																																															
Frame	02	WOOD FRAME 100																																															
Stories	3.	3. 100																																															
Units	0	100																																															
Occupancy	00	NONE 100																																															
Quality	03	Quality Level 03																																															
DOR CODE	0100	SINGLE FAMILY																																															
MAP NUM		MKT AREA																																						03									
NEIGHBORHOOD/LOC	3037.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,113	100	1,113	161,585																																													
BAS	60	100	60	8,711																																													
BAS	351	100	351	50,958																																													
BAS	925	100	925	134,292																																													
FGR	332	55	183	26,568																																													
FOP	96	30	29	4,210																																													
FOP	290	30	87	12,631																																													
FOP	316	30	95	13,792																																													
FOP	480	30	144	20,906																																													
FOP	60	30	18	2,614																																													
TOTALS	8,315		7,134	1,035,715																																													
EXTRA FEATURES										95580 BURNEY RD, 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	0504	FP-ELECTRI	0	100	0	0		2.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	3,520																																
2	0410	ELEVATOR	0	100	0	0		1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000																																
3	0812	CONCRETE C	0	100	0	0		5,116.00	SF	4.00	4.00	100	2003	2003	3	84	17,190																																
4	0825	BRICK	0	100	0	0		534.00	SF	12.50	12.50	100	2003	2003	3	96	6,408																																
5	1126	CB/STC 8"	0	100	0	0		3,469.00	SF	8.00	8.00	100	2003	2003	3	84	23,312																																
6	0463	FENCE GATE	0	100	0	0		1.00	UT	300.00	300.00	100	2003	2003	3	64	192																																
7	0462	ST/AL FNC	0	100	0	0		67.00	SF	10.00	10.00	100	2003	2003	3	36	241																																
8	0861	POOL GUNIT	0	100	0	0		370.00	SF	85.00	85.00	100	2003	2003	3	36	11,322																																
9	0855	CONC PAVER	0	100	0	0		585.00	SF	10.00	10.00	100	2003	2003	3	84	4,914																																
10	0855	CONC PAVER	0	100	0	0		81.00	SF	10.00	10.00	100	2008	2008	3	90	729																																
LAND DESCRIPTION										TOTAL OB/XF										77,828																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RG-1	102.00	90.00	102.00	FF		1.00	1.00	0.70	2,800.00	1,960.00	199,920																																

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2023



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									
																												VALUATION BY									
																												STANDARD									
																												Tax Group: 8									
																												Tax Dist:									
																												BUILDING MARKET VALUE									
																												1,035,715									
																												TOTAL MARKET OB/XF VALUE									
																												100,976									
																												TOTAL LAND VALUE - MARKET									
																												199,920									
																												TOTAL MARKET VALUE									
																												1,336,611									
																												SOH/AGL Deduction									
																												552,596									
																												ASSESSED VALUE									
																												784,015									
																												TOTAL EXEMPTION VALUE									
																										HX HB		50,000									
																												BASE TAXABLE VALUE									
																												734,015									
																												TOTAL JUST VALUE									
																												1,336,611									
																												NCON VALUE									
																												0									
																												INCOME VALUE									
																												PREVIOUS YEAR MKT VALUE									
																												1,047,985									