

ZENKO MICHELLE M TRUSTEE
4851 OCEAN FOREST LANE
FERNANDINA BEACH, FL 32034

00-00-30-046F-0002-0000



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 100		0900	01	2,649	115.1136	136.70	362,118	2001	2001	0	0	0	10.00	90.00	VALUATION BY																																																																	
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2005													Heated Area: 2224													HX Base Yr 2005													STANDARD																																							
Roof Cover		03	COMP SHNGL 100																												Tax Group: 8													Tax Dist:																																							
Interior Wall		05	DRYWALL 100																												BUILDING MARKET VALUE													325,906																																							
Interior Floo		14	CARPET 60																												TOTAL MARKET OB/XF VALUE													8,597																																							
Interior Floo		11	CLAY TILE 40																												TOTAL LAND VALUE - MARKET													262,500																																							
Air Condition		03	CENTRAL 100																												TOTAL MARKET VALUE													597,003																																							
Heating Type		04	AIR DUCTED 100																												SOH/AGL Deduction													259,926																																							
Bedrooms			3 100																												ASSESSED VALUE													337,077																																							
Bathrooms			2.5 100																												TOTAL EXEMPTION VALUE													HX HB 50,000																																							
Frame		02	WOOD FRAME 100																												BASE TAXABLE VALUE													287,077																																							
Stories			1. 100																												TOTAL JUST VALUE													597,003																																							
Units			0 100																												NCON VALUE													0																																							
Occupancy		00	NONE 100																												INCOME VALUE																																																				
																															PREVIOUS YEAR MKT VALUE													540,087																																							
Quality		04	Quality Level 04																												PERMIT NUM													DESCRIPTION										AMT										ISSUED																			
DOR CODE		0100	SINGLE FAMILY																												B0413352													ADDITION										2,500										07/01/2004																			
MAP NUM			MKT AREA																												B0007284													NEW CONSTR										175,000										07/01/2000																			
NEIGHBORHOOD/LOC		3033.00																																																																																	
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																														
BAS		2,224	100	2,224	273,619																																																																														
FGR		621	55	342	42,076																																																																														
FOP		32	30	10	1,230																																																																														
FOP		124	30	37	4,552																																																																														
PTO		32	5	2	246																																																																														
PTO		102	5	5	616																																																																														
UOP		64	20	13	1,599																																																																														
USP		55	30	16	1,968																																																																														
TOTALS		3,254		2,649	325,906																																																																														
EXTRA FEATURES		4851 OCEAN FOREST LN, 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	2001	2001	3	86	3,010																																																																			
2		0812	CONCRETE C	0 100	0	0	1,286.00	SF	4.00	4.00	100	2001	2001	3	82	4,218																																																																			
3		0810	CONCRETE A	0 100	0	0	186.00	SF	6.50	6.50	100	2001	2001	3	82	991																																																																			
4		0911	SCRN RM A	0 100	30	3	90.00	SF	17.50	17.50	100	2004	2004	3	24	378																																																																			