

LOTS 10 & 11
IN OR 2320/1628
VIEW ESMT PT OR 719/1079

DUBYAK MICHAEL E & DENISE N
8200 RESIDENCE CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0546-0010-0000



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	PAGE 1 of 1 5													
Exterior Wall	17	CB STUCCO 100	0500	22	7,456	444.2145	633.01	4,719,723	2021	2021	0	0	0.50	99.50	VALUATION BY STANDARD													
Roof Structur	04	WOOD TRUSS 100	1 SFR CUST - 100% - 2022													Heated Area: 6553												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022												
Interior Wall	05	DRYWALL 100																										
Interior Floop	11	CLAY TILE 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	4	100																										
Bathrooms	4.5	100																										
Frame	04	REIN CONC 100																										
Stories	3.	100																										
Units	0	100																										
Quality			06	Quality Level 06																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA		10																						
NEIGHBORHOOD/LOC			10003.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	12	15	2	1,260																								
BAS	1,695	100	1,695	1,067,587																								
FGR	1,019	55	560	352,714																								
FOP	111	30	33	20,785																								
FOP	448	30	134	84,399																								
FOP	448	30	134	84,399																								
FST	36	55	20	12,597																								
FST	36	55	20	12,597																								
FUS	1,865	100	1,865	1,174,661																								
FUS	2,556	100	2,556	1,609,884																								
TOTALS			8,772	7,456	4,696,124																							
EXTRA FEATURES																												
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	0409	ELEVATOR R	0	100	0	0	1.00	UT	13,260.00	13,260.00	100	2021	2021	3	100	13,260												
2	0855	CONC PAVER	0	100	0	0	3,406.00	SF	10.00	10.00	100	2021	2021	3	100	34,060												
3	1244	WD DECK EX	0	100	0	0	2,352.00	SF	18.50	18.50	100	2021	2021	3	98	42,642												
4	0861	POOL GUNIT	0	100	0	0	576.00	SF	85.00	85.00	100	2021	2021	3	98	47,981												
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2021	3	97	970												
6	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	7,000												
LAND DESCRIPTION			TOTAL OB/XF 145,913																									
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	000120	C	SFR OCN FT	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	1.00	1,200,000.00	1,200,000.00	2,400,000											
REVIEW DATE 08/03/2021 BY RK Total Acres: 0.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/02/2023 BY SYS																												