

LOT 8
SHERWOOD FOREST SUB PB 5/10

COHICK DAVID S & JULIA L
22 DEER FOREST DR
MONTEREY, CA 93940

2023

00-00-30-0640-0008-0000



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															
Exterior Wall	08	WD ON PLY 50	2801	01	3,360	91.5400	101.61	341,410	1970	1973	0	0	28.38	71.62	VALUATION BY STANDARD															
Exterior Wall	15	CONC BLOCK 50	1 QUAD PLEX - 0% - 0													Heated Area: 3360														
Roof Structure	03	GABLE/HIP 100	17 17 17 17													HX Base Yr														
Roof Cover	03	COMP SHNGL 100	24 BAS 2023 24 BAS 2023 24 BAS 2023 24 BAS 1993 24													24 FUS 2023 24 FUS 2023 24 FUS 2023 24 FUS 1993 24														
Interior Wall	05	DRYWALL 100	17 17 17 17																											
Interior Floor	14	CARPET 80																												
Interior Floor	08	SHT VINYL 20																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	8	100																												
Bathrooms	4	100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	2. 100																												
Units	0	100																												
BUD8 Adjustme	05	DIST 1A 100																												
Occupancy	00	NONE 100																												
Quality	03	Quality Level 03																												
DOR CODE	0800	MULTI-FAMILY																												
MAP NUM		MKT AREA														02														
NEIGHBORHOOD/LOC	2001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	432	100	432	31,438																										
BAS	408	100	408	29,692																										
BAS	408	100	408	29,692																										
BAS	432	100	432	31,438																										
FUS	408	100	408	29,692																										
FUS	408	100	408	29,692																										
FUS	432	100	432	31,438																										
FUS	432	100	432	31,438																										
TOTALS	3,360		3,360	244,518																										
EXTRA FEATURES															828 NOTTINGHAM DR, 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	0803	ASPHALT C	0	0	0	0	3,520.00	SF	1.00	1.00	100	1970	1970	3	50	1,760														
2	0445	BOX FNC 5'	0	0	0	0	139.00	LF	8.10	8.10	100	1980	1980	3	20	225														
3	0446	BOX FNC 6'	0	0	0	0	90.00	LF	20.00	20.00	100	1980	1980	3	20	360														
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1980	1980	3	20	120														
5	0445	BOX FNC 5'	0	0	0	0	10.00	LF	8.10	8.10	100	2005	2005	3	27	22														
6	0810	CONCRETE A	0	0	0	0	343.00	SF	6.50	6.50	100	1970	1970	3	22	490														
7	0810	CONCRETE A	0	0	0	0	310.00	SF	6.50	6.50	100	2005	2005	3	87	1,753														
TOTAL OB/XF																		4,730												
LAND DESCRIPTION																														
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	000800	C	MULTI-FAM	0		RM	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000													
REVIEW DATE 07/13/2023 BY TWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS																														