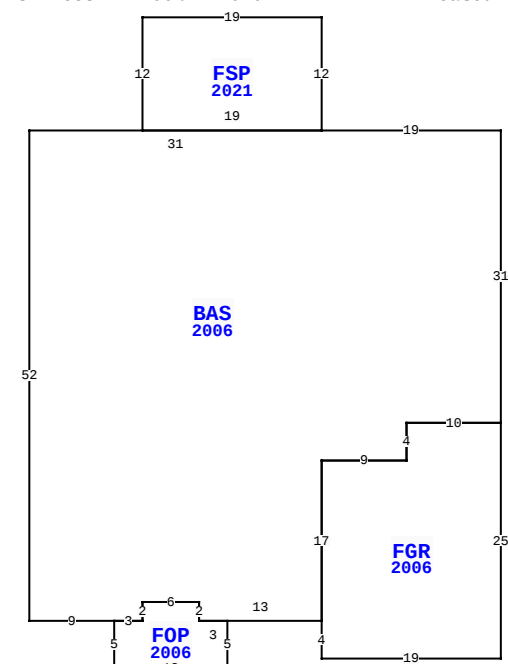


GAGLIARDI & JAMES REV TRUST/GAGLIARDI EDWARD TRUST
2981 PRINCESS AMELIA CT
FERNANDINA BEACH, FL 32034

2023



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	16	WD FR STUC	100		0500	01	2,579	106.4640	166.88	430,384	2006	2006		0	0	8.00	92.00	VALUATION BY			STANDARD																			
Roof Structur	03	GABLE/HIP	100		1 SFR CUST - 100% - 2020												Heated Area: 2225												HX Base Yr 2020											
Roof Cover	03	COMP SHNGL	100														BUILDING MARKET VALUE						395,953																	
Interior Wall	05	DRYWALL	100														TOTAL MARKET OB/XF VALUE						17,640																	
Interior Floo	14	CARPET	70														TOTAL LAND VALUE - MARKET						140,000																	
Interior Floo	11	CLAY TILE	30														TOTAL MARKET VALUE						553,593																	
Air Condition	03	CENTRAL	100														SOH/AGL Deduction						182,910																	
Heating Type	04	AIR DUCTED	100														ASSESSED VALUE						370,683																	
Bedrooms		3 100															TOTAL EXEMPTION VALUE						HX HB 50,000																	
Bathrooms		2 100															BASE TAXABLE VALUE						320,683																	
Frame	02	WOOD FRAME	100														TOTAL JUST VALUE						553,593																	
Stories	1.	1. 100															NCON VALUE						0																	
Units		0 100			INCOME VALUE																																			
Occupancy	00	NONE	100		PREVIOUS YEAR MKT VALUE						502,220																													
Quality		03	Quality Level 03																																					
DOR CODE		0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA					01																																
NEIGHBORHOOD/LOC		1079.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	2,225	100	2,225	341,603																																				
FGR	439	55	241	37,001																																				
FOP	72	30	22	3,377																																				
FSP	228	40	91	13,971																																				
TOTALS		2,964		2,579	395,953																																			
EXTRA FEATURES					2981 PRINCESS AMELIA CT, FERNANDINA BEACH										BLD DATE		01/23/2007		KK	LGL DATE																				
															XF DATE					LAND DATE																				
															INC DATE					AG DATE																				
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	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820																									
2	0855	CONC PAVER	0 100	0	0	469.00	SF	10.00	10.00	100	2006	2006	3	88	4,127																									
3	0855	CONC PAVER	0 100	22	4	88.00	SF	10.00	10.00	100	2006	2006	3	88	774																									
4	0462	ST/AL FNC	0 100	0	0	1,420.00	SF	10.00	10.00	100	2006	2006	3	48	6,816																									
5	0855	CONC PAVER	0 100	0	0	322.00	SF	10.00	10.00	100	2007	2007	3	89	2,866																									
6	0855	CONC PAVER	0 100	0	0	139.00	SF	10.00	10.00	100	2007	2007	3	89	1,237																									