

LE-BERT GEORGE & CAROLINA
2062 OAK MARSH DR
FERNANDINA BEACH, FL 32034

00-00-31-1510-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		2														
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		23	REINF CONC 100		0500	01	5,442	144.2100	205.50	1,118,331		2015	2015		0	0	0	3.50	96.50	VALUATION BY										STANDARD																
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2016										Heated Area: 4435										HX Base Yr 2016										Tax Group: 2										Tax Dist:	
Roof Cover		11	SLATE 100																																1,079,189											
Interior Wall		05	DRYWALL 100																																230,560											
Interior Floor		11	CLAY TILE 100																																576,100											
Air Condition		03	CENTRAL 100																																1,885,849											
Heating Type		04	AIR DUCTED 100																																640,990											
Bedrooms			4 100																																1,244,859											
Bathrooms			4 100																																50,000											
Frame		03	MASONRY 100																																1,194,859											
Stories		3.	3. 100																																1,885,849											
Units			0 100																																0											
Occupancy		00	NONE 100																																1,684,000											
Quality		05	Quality Level 05																																											
DOR CODE		0100	SINGLE FAMILY																																											
MAP NUM			MKT AREA																																01											
NEIGHBORHOOD/LOC			1007.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	2,196	100	2,196	435,483																																										
FGR	873	55	480	95,188																																										
FOP	1,196	30	359	71,193																																										
FST	302	55	166	32,919																																										
FUS	1,718	100	1,718	340,692																																										
PTO	40	5	2	397																																										
SFB	651	80	521	103,319																																										
TOTALS		6,976		5,442	1,079,189																																									
EXTRA FEATURES					2062 OAK MARSH 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940																															
2	0861	POOL GUNIT	0 100	0	0	512.00	SF	127.50	127.50	100	2015	2015	3	81	52,877																															
3	0912	SCRN RM G	0 100	0	0	740.00	SF	15.00	15.00	100	2015	2015	3	74	8,214																															
4	0830	FLAGSTONE	0 100	0	0	228.00	SF	12.00	12.00	100	2015	2015	3	96	2,627																															
5	0830	FLAGSTONE	0 100	0	0	1,313.00	SF	12.00	12.00	100	2015	2015	3	96	15,126																															
6	0855	CONC PAVER	0 100	0	0	465.00	SF	10.00	10.00	100	2015	2015	3	96	4,464																															
7	0855	CONC PAVER	0 100	0	0	2,107.00	SF	10.00	10.00	100	2015	2015	3	96	20,227																															
8	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	74	3,700																															
9	0300	BOAT DCK W	0 100	0	0	1,299.00	SF	40.00	40.00	100	2015	2015	3	81	42,088																															
10	0350	CARPORT WD	0 100	32	13	416.00	SF	26.00	26.00	100	2015	2015	3	74	8,004																															
LAND DESCRIPTION					TOTAL OB/XF										159,267																															
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	000116	C	SFR MARSH	100			118.00	114.00	160.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	576,000																													
2	009620	C	MARSH	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																													
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