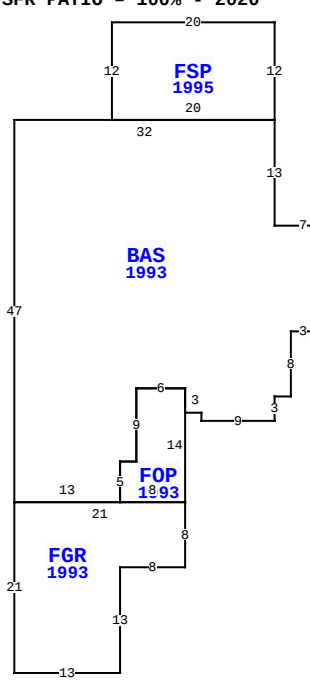


KOLATA CAROL/KOLATA JOANNE
105 CORMORANT CT
FERNANDINA BEACH, FL 32034

00-00-31-155R-0050-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG 70								0300	11	1,708	145.5420	123.71	211,297	1987	1997	0	0	0	12.15	87.85	VALUATION BY		STANDARD														
Exterior Wall	16	WD FR STUC 30								1 SFR PATIO - 100% - 2020										Heated Area: 1399										HX Base Yr 2020									
Roof Structur	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	11	CLAY TILE 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	3	100																																					
Bathrooms	2	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
BUD8 Adjustme	02	DIST FB 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM										MKT AREA								01																					
NEIGHBORHOLOC		1075.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,399	100	1,399	152,042																																			
FGR	337	55	185	20,105																																			
FOP	94	30	28	3,043																																			
FSP	240	40	96	10,433																																			
TOTALS		2,070		1,708		185,624																																	
EXTRA FEATURES										105 CORMORANT CT, 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	0810	CONCRETE A	0 100	0	0	572.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,026																								
3	0810	CONCRETE A	0 100	44	3	264.00	SF	6.50	6.50	100	1987	1987	3	54.5	935																								
4	0810	CONCRETE A	0 100	0	0	250.00	SF	6.50	6.50	100	1995	1995	3	72	1,170																								
TOTAL OB/XF 4,131																																							
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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																						
REVIEW DATE 08/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																																							