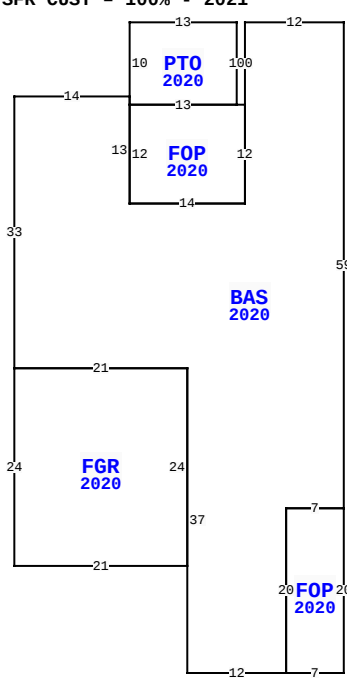


NEZELEK FRANCIS A & VALERIE
1526 COASTAL OAKS CIR E
FERNANDINA BEACH, FL 32034

00-00-31-1611-0010-0000

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	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0500	01	2,184	135.3527	192.88	421,250	2020	2020		0	0	0.50	99.50	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2021										Heated Area: 1809										HX Base Yr 2021									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										419,144									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										10,801									
Interior Floo		11	CLAY TILE 70												TOTAL LAND VALUE - MARKET										185,000									
Interior Floo		14	CARPET 30												TOTAL MARKET VALUE										614,945									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										153,226									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										461,719									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			3 100												BASE TAXABLE VALUE										411,719									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										614,945									
Stories		1.	1. 100												NCON VALUE										0									
Units		0	100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										488,237																			
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												01																			
NEIGHBORHOOD/LOC		1210.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,809	100	1,809	347,175																														
FGR	504	55	277	53,161																														
FOP	140	30	42	8,060																														
FOP	168	30	50	9,596																														
PTO	130	5	6	1,151																														
TOTALS		2,751		2,184	419,144																													
EXTRA FEATURES					1526 E COASTAL OAKS CIR, FERNANDINA FL 32117																													
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	0855	CONC PAVER	0 100	0 0	741.00	SF	10.00	10.00	100	2020	2020	3	99	7,336																				
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465																				