

KRAMER KIT L & CANDACE C
P O BOX 1040
OAK CREEK, CO 80467

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	10	ABOVE AVG 70	0500	01	2,719	115.7376	164.93	448,445	1995	1995	0	0	0	15.18	84.82	2																			
Exterior Wall	20	FACE BRICK 30	1 SFR CUST - 0% - 0													Heated Area: 2319 HX Base Yr																			
Roof Structur	03	GABLE/HIP 100														VALUATION BY										STANDARD									
Roof Cover	12	MODULAR MT 100														Tax Group: 2										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										380,371									
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE										8,081									
Interior Floo	11	CLAY TILE 20														TOTAL LAND VALUE - MARKET										210,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										598,452									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										0									
Bedrooms	3 100															ASSESSED VALUE										598,452									
Bathrooms	2 100															TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										598,452									
Stories	1.	1. 100	TOTAL JUST VALUE										598,452																						
Units	0 100		NCON VALUE										0																						
Occupancy	00	NONE 100	INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										553,968																						
Quality		05	Quality Level 05																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA													01																			
NEIGHBORHOOD/LOC		1072.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,319	100	2,319	324,414																															
FGR	527	55	290	40,569																															
FOP	42	30	13	1,819																															
FSP	230	40	92	12,871																															
PTO	92	5	5	700																															
TOTALS		3,210		2,719	380,371																														
EXTRA FEATURES		4433 TITLEIST 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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765																				
2	0812	CONCRETE C	0	0	0	1,241.00	SF	4.00	4.00	100	1995	1995	3	72	3,574																				
3	0825	BRICK	0	0	0	107.00	SF	12.50	12.50	100	1995	1995	3	91	1,217																				
4	0810	CONCRETE A	0	0	16	4	64.00	SF	6.50	100	1995	1995	3	72	300																				
5	0810	CONCRETE A	0	0	0	0	48.00	SF	6.50	100	1995	1995	3	72	225																				
LAND DESCRIPTION																																			
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	000140	C	SFR GOLF A	0			0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000																		
REVIEW DATE 11/29/2017 BY DJ Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS																																			