

HOFFMANN GABRIELE
4432 BEAN STREET
FERNANDINA BEACH, FL 32034

00-00-31-163N-0062-0000

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	MA	NORM	% COND	PAGE 1 of 1									
Exterior Wall	16	WD FR STUC 100	0500	01	5,234	122.1605	174.08	911,135	1992	1992	0	0	15	15.00	70.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2020													Heated Area: 4839									
Roof Cover	08	CLAY TILE 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 80																							
Interior Wall	08	DECORATIVE 20																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		5 100																							
Bathrooms		3.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			05	Quality Level 05																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA																					
NEIGHBORHOOD/LOC			1072.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	3,716	100	3,716	452,817																					
FGR	658	55	362	44,112																					
FOP	110	30	33	4,022																					
FUS	1,123	100	1,123	136,844																					
TOTALS			5,607		5,234	637,794																			
EXTRA FEATURES			4432 BEAN ST, 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	1992	1992	3	74	1,480										
2	0812	CONCRETE C	0 100	0	0	1,751.00	SF	4.00	4.00	100	1992	1992	3	66	4,623										
3	1125	CB/STC 6"	0 100	0	0	630.00	SF	7.35	7.35	100	2000	2000	3	80	3,704										
4	0462	ST/AL FNC	0 100	0	0	660.00	SF	10.00	10.00	100	2000	2000	3	29	1,914										
5	0855	CONC PAVER	0 100	0	0	160.00	SF	7.00	7.00	100	2000	2000	3	80	896										
TOTAL OB/XF 12,617																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000								
REVIEW DATE 02/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																									