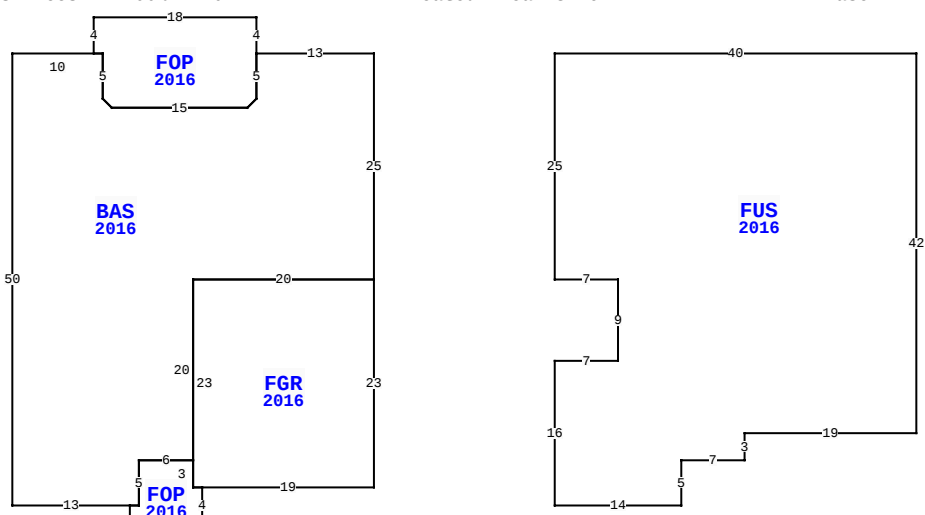


WARDYNSKI DAVEN & JENNIFER
2103 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

00-00-31-167C-0001-0000

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	3,438	118.9100	169.45	582,569	2016	2016		0	0	2.50	97.50	VALUATION BY		STANDARD														
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2017										Heated Area: 3119										HX Base Yr 2017									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										568,005									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										58,628									
Interior Floor		11	CLAY TILE 50												TOTAL LAND VALUE - MARKET										125,000									
Interior Floor		14	CARPET 50												TOTAL MARKET VALUE										751,633									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										299,205									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										452,428									
Bedrooms			5 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			3.5 100												BASE TAXABLE VALUE										402,428									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										751,633									
Stories		2.	2. 100												NCON VALUE										0									
Units		00	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										644,293																			
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1047.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,369	100	1,369	226,178																														
FGR	460	55	253	41,799																														
FOP	48	30	14	2,313																														
FOP	173	30	52	8,591																														
FUS	1,750	100	1,750	289,125																														
TOTALS		3,800		3,438	568,005																													
EXTRA FEATURES					2103 SAFE HARBOR LN, FERNANDINA BEACH										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	697.00	SF	10.00	10.00	100	2016	2016	3	97	6,761																			
2	0855	CONC PAVER	0 100	0	0	27.00	SF	10.00	10.00	100	2016	2016	3	97	262																			
3	0861	POOL GUNIT	0 100	0	0	391.00	SF	85.00	85.00	100	2019	2019	3	93	30,909																			
4	0911	SCRN RM A	0 100	0	0	888.00	SF	17.50	17.50	100	2019	2019	3	90	13,986																			
5	0855	CONC PAVER	0 100	0	0	496.00	SF	10.00	10.00	100	2019	2019	3	99	4,910																			
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800																			
TOTAL OB/XF 58,628																																		
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		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000																	
REVIEW DATE 04/11/2019 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS																																		