

BLOCK 1 S1/2 LOT 12  
IN OR 735/942  
SOUTH BEACH PB 3/11

ONDRA GORDON WAYNE & MARILLOU L  
343 HEATHERPOINT DRIVE  
LAKELAND, FL 33809

2023

00-00-31-1720-0001-0122



| 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                                                                                                                                 | 05               | AVERAGE 100    | 0300                            | 11                   | 2,022                                 | 130.1832    | 110.66         | 223,755        | 1995           | 1995      | 0       | 0           | 0      | 13.25   | 86.75             | VALUATION BY STANDARD             |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SFR PATIO - 0% - 0            |                      |                                       |             |                |                |                |           |         |             |        |         |                   | Heated Area: 1814                 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 | HX Base Yr                      |                      |                                       |             |                |                |                |           |         |             |        |         |                   | Tax Group: 2 Tax Dist:            |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                                 |                      |                                       |             |                |                |                |           |         |             |        |         |                   | BUILDING MARKET VALUE 194,107     |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 80      |                                 |                      |                                       |             |                |                |                |           |         |             |        |         |                   | TOTAL MARKET OB/XF VALUE 9,713    |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Interior Floo                                                                                                                                 | 08               | SHT VINYL 20   |                                 |                      |                                       |             |                |                |                |           |         |             |        |         |                   | TOTAL LAND VALUE - MARKET 487,500 |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                                 |                      |                                       |             |                |                |                |           |         |             |        |         |                   | TOTAL MARKET VALUE 691,320        |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                                 |                      |                                       |             |                |                |                |           |         |             |        |         |                   | SOH/AGL Deduction 0               |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Bedrooms                                                                                                                                      | 3                | 100            |                                 |                      |                                       |             |                |                |                |           |         |             |        |         |                   | ASSESSED VALUE 691,320            |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Bathrooms                                                                                                                                     | 3                | 100            |                                 |                      |                                       |             |                |                |                |           |         |             |        |         |                   | TOTAL EXEMPTION VALUE 0           |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100 |                                 |                      |                                       |             |                |                |                |           |         |             |        |         |                   | BASE TAXABLE VALUE 691,320        |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Stories                                                                                                                                       | 2.               | 100            |                                 |                      |                                       |             |                |                |                |           |         |             |        |         |                   | TOTAL JUST VALUE 691,320          |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Units                                                                                                                                         | 0                | 100            |                                 |                      |                                       |             |                |                |                |           |         |             |        |         |                   | NCON VALUE 0                      |                        |                             |      |         |      |     |    |        |  |  |  |  |
| Quality 02 Quality Level 02                                                                                                                   |                  |                | INCOME VALUE                    |                      |                                       |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| DOR CODE 0100 SINGLE FAMILY                                                                                                                   |                  |                | PREVIOUS YEAR MKT VALUE 769,437 |                      |                                       |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| MAP NUM                                                                                                                                       |                  |                | MKT AREA                        |                      |                                       | 01          |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              |                  |                | 1052.00                         |                      |                                       |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                    | SUBAREA MARKET VALUE |                                       |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| BAS                                                                                                                                           | 1,005            | 100            | 1,005                           | 96,477               |                                       |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FGR                                                                                                                                           | 288              | 55             | 158                             | 15,167               |                                       |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FOP                                                                                                                                           | 64               | 30             | 19                              | 1,824                |                                       |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| FUS                                                                                                                                           | 809              | 100            | 809                             | 77,662               |                                       |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| PTO                                                                                                                                           | 24               | 5              | 1                               | 96                   |                                       |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| UOP                                                                                                                                           | 75               | 20             | 15                              | 1,440                |                                       |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| UOP                                                                                                                                           | 75               | 20             | 15                              | 1,440                |                                       |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 2,340                           | 2,022                | 194,107                               |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                                 |                      | 3008 S FLETCHER AVE, 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                               | 0                    | 0                                     | 1.00        | UT             | 2,000.00       | 2,000.00       | 100       | 1995    | 1995        | 3      | 79      | 1,580             |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 2                                                                                                                                             | 0811             | CONCRETE B     | 0                               | 0                    | 0                                     | 992.00      | SF             | 5.20           | 5.20           | 100       | 1995    | 1995        | 3      | 72      | 3,714             |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 3                                                                                                                                             | 0810             | CONCRETE A     | 0                               | 0                    | 0                                     | 100.00      | SF             | 6.50           | 6.50           | 100       | 1995    | 1995        | 3      | 72      | 468               |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 4                                                                                                                                             | 0845             | KOOL DECK      | 0                               | 0                    | 0                                     | 296.00      | SF             | 7.25           | 7.25           | 100       | 1995    | 1995        | 3      | 72      | 1,545             |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 5                                                                                                                                             | 0861             | POOL GUNIT     | 0                               | 0                    | 0                                     | 80.00       | SF             | 85.00          | 85.00          | 100       | 1995    | 1995        | 3      | 20      | 1,360             |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 6                                                                                                                                             | 0845             | KOOL DECK      | 0                               | 0                    | 0                                     | 170.00      | SF             | 7.25           | 7.25           | 100       | 1995    | 1995        | 3      | 72      | 887               |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 7                                                                                                                                             | 0415             | BEACHWALK      | 0                               | 0                    | 0                                     | 133.00      | SF             | 5.75           | 5.75           | 100       | 1995    | 1995        | 3      | 20      | 153               |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 8                                                                                                                                             | 1242             | WD DECK A      | 0                               | 0                    | 0                                     | 3.00        | SF             | 10.00          | 10.00          | 100       | 1995    | 1995        | 3      | 20      | 6                 |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| TOTAL OB/XF 9,713                                                                                                                             |                  |                |                                 |                      |                                       |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |
| 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                                                                                                                                             | 000120           | C              | SFR OCN FT                      | 0                    |                                       |             | 25.00          | 350.00         | 25.00          | FF        |         | 1.00        | 1.00   | 1.30    | 15,000.00         | 19,500.00                         | 487,500                |                             |      |         |      |     |    |        |  |  |  |  |
| REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 08/02/2023 BY SYS |                  |                |                                 |                      |                                       |             |                |                |                |           |         |             |        |         |                   |                                   |                        |                             |      |         |      |     |    |        |  |  |  |  |