

DOW MARK RICHARD & JANICE ANNE
96122 SYLVESTER DRIVE
FERNANDINA BEACH, FL 32034

00-SB-30-047E-0019-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										
CONSTRUCTION										VALUATION SUMMARY										STANDARD																				
Exterior Wall		16	WD FR STUC 100		0500		01	2,146		115.5420		164.65		353,339		2022		2022		0		0		0.00		100.00		VALUATION BY		STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2023										Heated Area: 1855										HX Base Yr 2023															
Roof Cover		08	CLAY TILE 100		16 12 9 9 12 49 56 21 20 16 20 8 4 20 2 BAS 2022		28 16 23 19 4 3 5 4 4 1 FUS 2022		17 14 4 1 TR 2022												Tax Group: 8										Tax Dist:									
Interior Wall		05	DRYWALL 100																		BUILDING MARKET VALUE										353,339									
Interior Floo		11	CLAY TILE 100																		TOTAL MARKET OB/XF VALUE										4,020									
Air Condition		03	CENTRAL 100																		TOTAL LAND VALUE - MARKET										125,000									
Heating Type		04	AIR DUCTED 100																		TOTAL MARKET VALUE										482,359									
Bedrooms			3 100												SOH/AGL Deduction										0															
Bathrooms			3 100												ASSESSED VALUE										482,359															
Frame		02	WOOD FRAME 100												TOTAL EXEMPTION VALUE										HX HB		50,000													
Stories		0	0 100												BASE TAXABLE VALUE										432,359															
Units			0 100												TOTAL JUST VALUE										482,359															
Occupancy		00	NONE 100												NCON VALUE										357,359															
															INCOME VALUE																									
															PREVIOUS YEAR MKT VALUE										115,000															
Quality		01	Quality Level 01												PERMIT NUM										DESCRIPTION		AMT		ISSUED											
DOR CODE		0100	SINGLE FAMILY												22013757										CO ISSUED		0		09/09/2022											
MAP NUM			MKT AREA		03										21012006										NEW CONSTR		269,199		09/08/2021											
NEIGHBORHOOD/LOC		3043.00																																						
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																
BAS		1,392		100		1,392		229,193																																
FGR		420		55		231		38,034																																
FOP		32		30		10		1,647																																
FSP		108		40		43		7,080																																
FUS		463		100		463		76,233																																
STR		68		10		7		1,153																																
TOTALS		2,483				2,146		353,339																																
EXTRA FEATURES										96122 SYLVESTER DR, 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	402.00	SF	10.00		10.00	100	2022	2022	3	100	4,020																						
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