

ENGLISH JOHN T & KAREN E
95073 CAPTINS WAY
FERNANDINA BEACH, FL 32034

00-SB-30-065B-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0500 01 2,546 111.3840 158.72 404,101 1994 1994 0 0 14.00 86.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 100% - 2006 Heated Area: 2230 HX Base Yr 2006										Tax Group: 8 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 347,527									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 9,140									
Interior Floo 14 CARPET 70																				TOTAL LAND VALUE - MARKET 315,000									
Interior Floo 12 HARDWOOD 30																				TOTAL MARKET VALUE 671,667									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 305,829									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 365,838									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2.5 100																				BASE TAXABLE VALUE 315,838									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 671,667									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 548,786									
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B2001626 ADDITION 16,228 02/21/2020									
MAP NUM MKT AREA 03																				B2001627 ADDITION 12,858 02/21/2020									
NEIGHBORHOOD/LOC 3019.00																				B00641 NEW CONSTR 95,636 11/01/1993									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,125 100 2,125 290,061																													
BAS 105 100 105 14,333																													
FGR 497 55 273 37,265																													
FOP 42 30 13 1,774																													
FSP 75 40 30 4,095																													
TOTALS 2,844 2,546 347,527																													
EXTRA FEATURES										95073 CAPTAINS WAY, 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 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1994 1994 3 77 2,695																													
2 0812 CONCRETE C 0 100 0 0 1,202.00 SF 4.00 4.00 100 1994 1994 3 70 3,366																													
3 0810 CONCRETE A 0 100 0 0 179.00 SF 6.50 6.50 100 1994 1994 3 70 814																													
4 0825 BRICK 0 100 0 0 57.00 SF 12.50 12.50 100 1994 1994 3 91 648																													
5 0855 CONC PAVER 0 100 0 0 300.00 SF 7.00 7.00 100 1998 1998 3 77 1,617																													
LAND DESCRIPTION										TOTAL OB/XF 9,140																			
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 000100 C SFR 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 0.90 350,000.00 315,000.00 315,000																													
REVIEW DATE 06/02/2021 BY RKX										Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000										PRINTED 08/02/2023 BY SYS									