

PEREZ MARIA
C/O JEM FINANCIAL GROUP INC, ATTN: JOEAN E MANNING CPA
SANTA MONICA, CA 90401

2023



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	STANDARD															
Exterior Wall	16	WD FR STUC 100	03	GABLE/HIP 100	1	SFR CUST - 0% - 2023	Heated Area: 1830										HX Base Yr												
Roof Structure	03	COMP SHNGL 100	05	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100										
Roof Cover	03	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100												
Interior Wall	05	DRYWALL 100	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100												
Interior Floor	14	CARPET 70	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100														
Interior Floor	11	CLAY TILE 30	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100																
Air Condition	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100																		
Heating Type	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100																				
Bedrooms		2 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100																					
Bathrooms		2 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100																					
Bathrooms		2 100	2 100	02	WOOD FRAME 100	1.	1. 100	0 100																					
Frame	02	WOOD FRAME 100	1.	1. 100	0 100																								
Stories	1.	1. 100	0 100																										
Units		0 100																											
Quality										04	Quality Level 04																		
DOR CODE										0100	SINGLE FAMILY																		
MAP NUM											MKT AREA										03								
NEIGHBORHOOD/LOC										3045.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,830	100	1,830	332,177																									
FGR	529	55	291	52,822																									
FOP	48	30	14	2,541																									
FOP	66	30	20	3,630																									
FOP	242	30	73	13,251																									
TOTALS										2,715		2,228	404,422																
EXTRA FEATURES										1907 OCEAN VILLAGE DR, 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	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765														
2	0811	CONCRETE B	0	0	0	723.00	SF	5.20	5.20	100	1995	1995	3	72	2,707														
3	0810	CONCRETE A	0	0	23	4	92.00	SF	6.50	100	1995	1995	3	72	431														
4	0861	POOL GUNIT	0	0	0	270.00	SF	85.00	85.00	100	1995	1995	3	20	4,590														
5	0845	KOOL DECK	0	0	0	390.00	SF	7.25	7.25	100	1995	1995	3	72	2,036														
6	0910	SCRN RM L	0	0	50	14	700.00	SF	15.00	100	1995	1995	3	20	2,100														
TOTAL OB/XF										14,629																			
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	350,000.00	385,000.00	385,000												
REVIEW DATE 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 08/02/2023 BY SYS																													