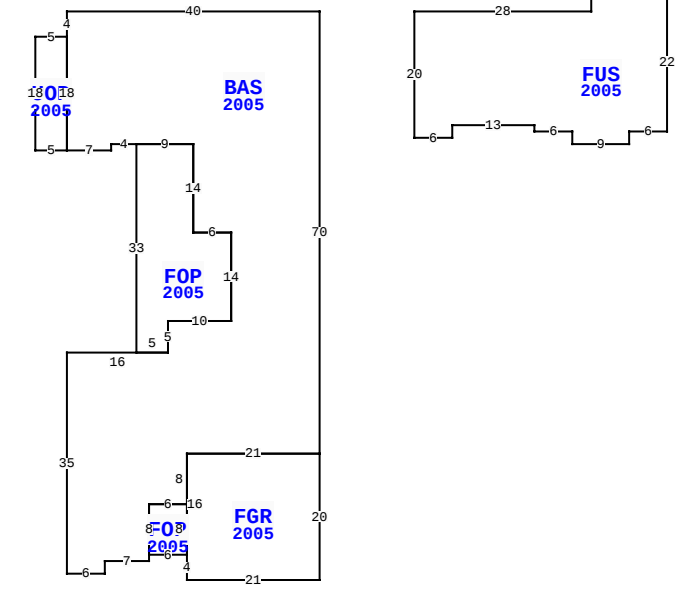


**FERNANDEZ ROBERT & SUSAN L/E/
95057 WILLET WAY
FERNANDINA BEACH, FL 32034**

00-SB-30-1671-0009-0000

BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCST			NORM	% COND	VALUATION SUMMARY															
Exterior Wall	16	WD FR STUC 80								0500	01	3,572	115.10	10	164.02	585,879	2005	2005		0	0	8.50	91.50	VALUATION BY					STANDARD										
Exterior Wall	15	CONC BLOCK 20								1 SFR CUST - 100% - 2018										Heated Area: 3201										HX Base Yr 2018									
Roof Structur	08	IRREGULAR 100																		BUILDING MARKET VALUE					536,079														
Roof Cover	07	CONC TILE 100							TOTAL MARKET OB/XF VALUE											7,985																			
Interior Wall	05	DRYWALL 100							TOTAL LAND VALUE - MARKET											141,750																			
Interior Floo	11	CLAY TILE 60							TOTAL MARKET VALUE											685,814																			
Interior Floo	14	CARPET 40							SOH/AGL Deduction											278,990																			
Air Condition	03	CENTRAL 100							ASSESSED VALUE											406,824																			
Heating Type	04	AIR DUCTED 100							TOTAL EXEMPTION VALUE											HX HB					50,000														
Bedrooms		5 100							BASE TAXABLE VALUE																356,824														
Bathrooms		4 100							TOTAL JUST VALUE																685,814														
									NCON VALUE																0														
Frame Stories Units	02	WOOD FRAME 100							INCOME VALUE																														
		2. 100							PREVIOUS YEAR MKT VALUE										646,176																				
		0 100																																					
Quality		04	Quality Level 04																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA					03																															
NEIGHBORHOOD/LOC		3021.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,364	100	2,364	354,785																																			
FGR	420	55	231	34,668																																			
FOP	48	30	14	2,101																																			
FOP	361	30	108	16,208																																			
FUS	837	100	837	125,616																																			
UOP	90	20	18	2,701																																			
TOTALS		4,120		3,572	536,079	95057 WILLET WAY, FERNANDINA BEACH																																	
EXTRA FEATURES						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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150																								
2	0810	CONCRETE A	0 100	0	0	471.00	SF	6.50	6.50	100	2005	2005	3	87	2,664																								
3	0810	CONCRETE A	0 100	16	3	48.00	SF	6.50	6.50	100	2005	2005	3	87	271																								
4	1126	CB/STC 8"	0 100	0	0	273.00	SF	8.00	8.00	100	2005	2005	3	87	1,900																								
TOTAL OB/XF																	7,985																						
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.05	135,000.00	141,750.00	141,750																						
REVIEW DATE 05/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 141,750 Market: 0 Agricultural: 0 Common: 141,750 PRINTED 08/02/2023 BY SYS																																							