

PARADISE RAYMOND J & CATHERINE
95016 WILLET WAY
FERNANDINA BEACH, FL 32034

00-SB-30-1671-0019-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION																		PAGE 1 of 1											
Exterior Wall	16	WD FR STUC 80								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	15	CONC BLOCK 20								0500	01	3,591	114.1560	162.67	584,148	2005	2005	0	0	8.50	91.50	STANDARD									
RooF Structur	08	IRREGULAR 100								1 SFR CUST - 100% - 2022										Heated Area: 3208											
RooF Cover	07	CONC TILE 100																		HX Base Yr 2022											
Interior Wall	05	DRYWALL 100																													
Interior Floo	11	CLAY TILE 60																													
Interior Floo	14	CARPET 40																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		5 100																													
Bathrooms		4 100																													
Frame Stories Units	02	WOOD FRAME 100																													
		2. 100																													
		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	2,371	100	2,371	352,907																											
FGR	420	55	231	34,383																											
FOP	48	30	14	2,083																											
FOP	328	30	98	14,587																											
FSP	100	40	40	5,954																											
FUS	837	100	837	124,582																											
TOTALS	4,104		3,591	534,495																											
EXTRA FEATURES					95016 WILLET 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	2005	2005	3	90	3,150																
2	0810	CONCRETE A	0 100	0	0	398.00	SF	6.50	6.50	100	2005	2005	3	87	2,251																
3	0810	CONCRETE A	0 100	16	4	64.00	SF	6.50	6.50	100	2005	2005	3	87	362																
4	1126	CB/STC 8"	0 100	0	0	244.00	SF	8.00	8.00	100	2005	2005	3	87	1,698																
5	0855	CONC PAVER	0 100	0	0	252.00	SF	10.00	10.00	100	2005	2005	3	87	2,192																
6	0910	SCRN RM L	0 100	0	0	489.00	SF	4.50	4.50	100	2005	2005	3	27	594																
LAND DESCRIPTION																	TOTAL OB/XF 10,247														
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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000														