

LOT 11
IN OR 2041/1602
ESMT PT OR 1502/969

KAUFMAN NICHOLAS T & KATHLEEN
5188 CASTLEBROOK CT
CINCINNATI, OH 45247

2023

00-SB-30-1672-0011-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	15	CONC BLOCK 50	0500	01	3,602	117.6120	167.60	603,695	2007	2007	0	0	0	7.50	92.50	VALUATION BY																									
Exterior Wall	16	WD FR STUC 50	1 SFR CUST - 0% - 0													Heated Area: 2923													HX Base Yr												
Roof Structure	08	IRREGULAR 100														Tax Group: 8													Tax Dist:												
Roof Cover	07	CONC TILE 100														BUILDING MARKET VALUE													558,418												
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE													22,882												
Interior Floor	11	CLAY TILE 60														TOTAL LAND VALUE - MARKET													135,000												
Interior Floor	14	CARPET 40														TOTAL MARKET VALUE													716,300												
Air Condition	03	CENTRAL 100	SOH/AGL Deduction													80,831																									
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE													635,469																									
Bedrooms	4	100	TOTAL EXEMPTION VALUE													0																									
Bathrooms	4	100	BASE TAXABLE VALUE													635,469																									
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE													716,300																									
Stories	2.	2. 100	NCON VALUE													0																									
Units	0	100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													658,793												
Quality			05	Quality Level 05																																					
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	1,909	100	1,909	295,952																																					
FEP	315	80	252	39,067																																					
FGR	462	55	254	39,377																																					
FOP	527	30	158	24,495																																					
FUS	1,014	100	1,014	157,200																																					
UOP	27	20	5	775																																					
UOP	50	20	10	1,550																																					
TOTALS			4,304	3,602	558,418																																				
EXTRA FEATURES			95234 WILLET WAY, FERNANDINA BEACH																																						
BLD DATE			07/19/2007													KK																									
XF DATE																LGL DATE																									
INC DATE																LAND 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	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	3,680																									
2	0812	CONCRETE C	0	0	0	0	1,098.00	SF	4.00	4.00	100	2007	2007	3	89	3,909																									
3	0835	QUARY TILE	0	0	14	3	42.00	SF	10.00	10.00	100	2007	2007	3	89	374																									
4	0835	QUARY TILE	0	0	0	0	532.00	SF	10.00	10.00	100	2007	2007	3	89	4,735																									
5	1126	CB/STC 8"	0	0	0	0	441.00	SF	8.00	8.00	100	2007	2007	3	89	3,140																									
6	0910	SCRN RM L	0	0	23	3	69.00	SF	15.00	15.00	100	2007	2007	3	35	362																									
7	0910	SCRN RM L	0	0	0	0	405.00	SF	15.00	15.00	100	2007	2007	3	35	2,126																									
8	0810	CONCRETE A	0	0	0	0	485.00	SF	6.50	6.50	100	2007	2007	3	89	2,806																									
9	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	35	1,750																									
TOTAL OB/XF			22,882																																						
LAND DESCRIPTION																																									
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000																								
REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																																									