

LOT 32
IN OR 1950/1992
PRESERVE AT SUMMER BEACH #1C

BRANDS MATTHEW J/BRANDS-RICE ALLISON M ET AL
4576 MORRIS CT
MASON, OH 45040

2023

00-SB-30-1673-0032-0000



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	16	WD FR STUC 70	0500	01	3,074	113.7948	162.16	498,480	2007	2007	0	0	0	7.50	92.50	VALUATION SUMMARY														
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 0% - 0													Heated Area: 2615														
Roof Structure	08	IRREGULAR 100														HX Base Yr														
Roof Cover	07	CONC TILE 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	11	CLAY TILE 60																												
Interior Floor	14	CARPET 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms	2.5	100																												
Frame	02	WOOD FRAME 100																												
Stories	2.	100																												
Units	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	1,063	100	1,063	159,448																										
FGR	588	55	323	48,450																										
FOP	32	30	10	1,500																										
FOP	132	30	40	6,000																										
FOP	227	30	68	10,200																										
FUS	1,552	100	1,552	232,797																										
UOP	88	20	18	2,700																										
TOTALS			3,682	3,074	461,094																									
EXTRA FEATURES			95065 ELDERBERRY LN, 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	0811	CONCRETE B	0	0	0	0	609.00	SF	5.20	5.20	100	2007	2007	3	89	2,818														
2	0810	CONCRETE A	0	0	0	0	176.00	SF	6.50	6.50	100	2007	2007	3	89	1,018														
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840														
TOTAL OB/XF 5,676																														
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	115,000.00	115,000.00	115,000													
REVIEW DATE 11/07/2017 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																														