

LOT 14
IN OR 2105/1
PRESERVE AT SUMMER BEACH #3

GARD MICHAEL & LINDA
94168 GULL POINT PL
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0014-0000



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 100	0500	11	3,427	147.9139	210.78	722,343	2017	2017	0	0	2.50	97.50	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2018												Heated Area: 2811											
Roof Cover	07	CONC TILE 100													HX Base Yr 2018											
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		3 100																								
Bathrooms		3 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 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	2,811	100	2,811	577,690																						
FGR	957	55	526	108,098																						
FOP	32	30	10	2,055																						
FSP	201	40	80	16,440																						
TOTALS			4,001	3,427	704,284																					
EXTRA FEATURES			94168 GULL POINT PL, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960										
2	0855	CONC PAVER	0	100	0	0	1,522.00	SF	7.00	7.00	100	2017	2017	3	97	10,334										
3	0855	CONC PAVER	0	100	0	0	190.00	SF	7.00	7.00	100	2017	2017	3	97	1,290										
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2017	2017	3	97	57										
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	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000									
REVIEW DATE 03/29/2017 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																										