

CORBIN OWEN BRADLEY & SUSAN BETTS
130 REMINGTON DRIVE
ST CHARLES, IL 60175

00-SB-30-1675-0025-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 11 3,981 153.2520 218.38 869,371 2018 2018 0 0 2.00 98.00										Tax Group: 8 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 0% - 0 Heated Area: 3325 HX Base Yr										BUILDING MARKET VALUE 851,984									
Roof Cover 07 CONC TILE 100																				TOTAL MARKET OB/XF VALUE 92,897									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 315,000									
Interior Floo 11 CLAY TILE 100																				TOTAL MARKET VALUE 1,259,881									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 131,145									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 1,128,736									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 4.5 100																				BASE TAXABLE VALUE 1,128,736									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 1,259,881									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 1,026,124									
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1808599 SCRNRROOM 15,893 08/22/2018									
MAP NUM MKT AREA 03																				1709168 SWIM POOL 30,000 10/17/2017									
NEIGHBORHOOD/LOC 3021.00																				B1707287 NEW CONSTR 432,292 08/11/2017									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 3,325 100 3,325 711,592																													
FGR 789 55 434 92,881																													
FOP 207 30 62 13,269																													
FOP 534 30 160 34,242																													
TOTALS 4,855 3,981 851,984																													
EXTRA FEATURES										95745 SAGO DR, 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 0855 CONC PAVER 0 0 0 0 1,542.00 SF 7.00 7.00 100 2018 2018 3 98 10,578																													
2 0855 CONC PAVER 0 0 0 0 136.00 SF 7.00 7.00 100 2018 2018 3 98 933																													
3 0861 POOL GUNIT 0 0 0 0 350.00 SF 127.50 127.50 100 2018 2018 3 90 40,163																													
4 0911 SCRNM RM A 0 0 0 0 544.00 SF 17.50 17.50 100 2018 2018 3 86 8,187																													
5 0835 QUARY TILE 0 0 0 0 742.00 SF 20.00 20.00 100 2018 2018 3 98 14,543																													
6 0504 FP-ELECTRI 0 0 0 0 1.00 UT 6,000.00 6,000.00 100 2018 2018 3 99 5,940																													
7 0871 POOL HTR R 0 0 0 0 1.00 UT 2,000.00 2,000.00 100 2018 2018 3 86 1,720																													
8 1126 CB/STC 8" 0 0 0 0 276.00 SF 8.00 8.00 100 2018 2018 3 98 2,164																													
9 0911 SCRNM RM A 0 0 0 0 576.00 SF 17.50 17.50 100 2018 2018 3 86 8,669																													
LAND DESCRIPTION										TOTAL OB/XF 92,897																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 0.00 0.00 1.00 LT 1.00 1.00 1.05 300,000.00 315,000.00 315,000																													
REVIEW DATE 09/10/2018 BY DJ										Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000										PRINTED 08/02/2023 BY SYS									