

POWERS MARTIN &/EDWARDS HEIDI
1 WATER OAK CT
FERNANDINA BEACH, FL 32034

01-6N-29-0300-0012-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND										
Exterior Wall	12	CEDAR 100								0900	01	3,619	94.0410	111.67	404,134	1974	1974	0	0	10	24.00	66.00	VALUATION BY									
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2022														Heated Area: 3219								
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 2022								
Interior Wall	05	DRYWALL 80																						BUILDING MARKET VALUE								
Interior Wall	06	CUST PANEL 20																						TOTAL MARKET OB/XF VALUE								
Interior Floo	14	CARPET 70																						TOTAL LAND VALUE - MARKET								
Interior Floo	11	CLAY TILE 30																						TOTAL MARKET VALUE								
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								
Bedrooms		4 100																						TOTAL EXEMPTION VALUE								
Bathrooms		3 100																						BASE TAXABLE VALUE								
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE								
Stories	1.	1. 100																						NCON VALUE								
Units		0 100																						INCOME VALUE								
BUD8 Adjustme	05	DIST 1A 100																						PREVIOUS YEAR MKT VALUE								
Occupancy	00	NONE 100																														
Quality		01	Quality Level 01																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA																						10							
NEIGHBORHOOD/LOC		10001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	3,219	100	3,219	237,248																												
FGR	600	55	330	24,322																												
FOP	131	30	39	2,874																												
PTO	120	5	6	442																												
UOP	126	20	25	1,843																												
TOTALS		4,196		3,619	266,728																											
EXTRA FEATURES										1 WATER OAK, FERNANDINA BEACH										BLD DATE												
																				XF DATE												
																				INC 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	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980																	
6	0810	CONCRETE A	0 100	7	4	28.00	SF	6.50	6.50	100	2000	2000	3	80	146																	
7	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165																	
8	0441	STK FNC 4'	0 100	0	0	8.00	LF	6.50	6.50	100	2000	2000	3	20	10																	
9	0443	STK FNC 6'	0 100	0	0	26.00	LF	10.00	10.00	100	2000	2000	3	20	52																	
10	0443	STK FNC 6'	0 100	0	0	75.00	LF	10.00	10.00	100	2002	2002	3	21	158																	
11	0855	CONC PAVER	0 100	63	4	252.00	SF	7.00	7.00	100	2005	2005	3	87	1,535																	
12	0855	CONC PAVER	0 100	0	0	2,005.00	SF	7.00	7.00	100	2005	2005	3	87	12,210																	
LAND DESCRIPTION										TOTAL OB/XF										15,256												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000															

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