

LOT 14
IN OR 1998/1519
SEA MARSH VLG UNIT 2 PBK 4/16

JOHNSON ADAM R & MICHELLE R
16374 SANDSTONE DR
MORRISON, CO 80465

2023

01-6N-29-0300-0014-0000



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 5															
Exterior Wall	16	WD FR STUC 100	0500	01	3,353	111.5730	158.99	533,093	1984	1988	0	0	0	17.00	83.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 2441 HX Base Yr														
Roof Cover	03	COMP SHNGL 100														Tax Group: 5 Tax Dist:														
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 442,467														
Interior Floo	14	CARPET 50														TOTAL MARKET OB/XF VALUE 80,176														
Interior Floo	15	HARDTILE 50														TOTAL LAND VALUE - MARKET 450,000														
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 972,643														
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 199,868														
Bedrooms	3	100														ASSESSED VALUE 772,775														
Bathrooms	3	100														TOTAL EXEMPTION VALUE 0														
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 772,775														
Stories	1.	1. 100														TOTAL JUST VALUE 972,643														
Units	0	100	NCON VALUE 0																											
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE																											
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 832,150																											
Quality 04 Quality Level 04																														
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	2,441	100	2,441	322,119																										
FGR	576	55	317	41,832																										
STP	32	10	3	396																										
UOP	159	20	32	4,223																										
UOP	171	20	34	4,487																										
USP	1,709	30	513	67,696																										
UST	28	45	13	1,716																										
TOTALS	5,116		3,353	442,467																										
EXTRA FEATURES					4 HICKORY 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	950.00	SF	5.20	5.20	100	1984	1984	3	47	2,322														
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	58	1,160														
3	0811	CONCRETE B	0	0	0	0	875.00	SF	5.20	5.20	100	1990	1990	3	62	2,821														
4	0861	POOL GUNIT	0	0	0	0	648.00	SF	85.00	85.00	100	2019	2019	3	93	51,224														
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800														
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465														
7	0600	SUMMER KIT	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	90	9,000														
8	0855	CONC PAVER	0	0	0	0	441.00	SF	10.00	10.00	100	2019	2019	3	99	4,366														
9	0462	ST/AL FNC	0	0	0	0	432.00	SF	10.00	10.00	100	2019	2019	3	93	4,018														
TOTAL OB/XF					80,176																									
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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000													
REVIEW DATE 07/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																														