

JONES J LARRY & NANCY R
16 HARRISON CREEK ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-0820-0003-0000



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	VALUATION SUMMARY											
Exterior Wall		17	CB STUCCO	100	0500	11	5,808	160.2080	228.30	1,325,966	1997	1999		0		0	11.50	88.50	VALUATION BY		STANDARD								
Roof Structure		08	IRREGULAR	100	1 SFR CUST - 100% - 2005													Heated Area: 5056		HX Base Yr 2005									
Roof Cover		08	CLAY TILE	100																BUILDING MARKET VALUE		1,183,742							
Interior Wall		05	DRYWALL	50																TOTAL MARKET OB/XF VALUE		110,160							
Interior Wall		08	DECORATIVE	50																TOTAL LAND VALUE - MARKET		1,000,000							
Interior Floor		11	CLAY TILE	50																TOTAL MARKET VALUE		2,293,902							
Interior Floor		14	CARPET	50																SOH/AGL Deduction		766,172							
Air Condition		03	CENTRAL	100																ASSESSED VALUE		1,527,730							
Heating Type		04	AIR DUCTED	100																TOTAL EXEMPTION VALUE		50,000							
Bedrooms			3	100																BASE TAXABLE VALUE		1,477,730							
Bathrooms			4.5	100																TOTAL JUST VALUE		2,293,902							
Frame		02	WOOD FRAME	100																NCON VALUE		0							
Stories		1.	1.	100	INCOME VALUE																								
Units			0	100	PREVIOUS YEAR MKT VALUE		1,685,139																						
Quality		05	Quality Level 05																										
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	4,666	100	4,666	942,744																									
FGR	844	55	464	93,749																									
FOP	98	30	29	5,860																									
FOP	140	30	42	8,486																									
FOP	50	30	15	3,031																									
FSP	440	40	176	35,560																									
FUS	390	100	390	78,798																									
STP	6	10	1	202																									
UOP	42	20	8	1,616																									
UOP	85	20	17	3,435																									
TOTALS	6,761		5,808	1,173,480																									
EXTRA FEATURES					16 HARRISON CREEK RD, 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	1997	1997	3	81	1,620													
2	0858	SCULP CONC	0	100	0	0	5,650.00	SF	13.00	13.00	100	1997	1997	3	93	68,309													
3	0845	KOOL DECK	0	100	0	0	847.00	SF	7.25	7.25	100	1997	1997	3	75	4,606													
4	0861	POOL GUNIT	0	100	0	0	921.00	SF	85.00	85.00	100	1997	1997	3	21	16,440													
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200													
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	45	270													
9	0920	CWALL-WD/M	0	100	0	0	149.00	LF	390.00	390.00	100	1997	1997	3	20	11,622													
10	0462	ST/AL FNC	0	100	193	4	772.00	SF	10.00	10.00	100	1997	1997	3	26	2,007													
11	0300	BOAT DCK W	0	100	0	0	296.00	SF	40.00	40.00	100	1997	1997	3	26	3,078													
12	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1997	1997	3	26	1,082													
LAND DESCRIPTION					TOTAL OB/XF										109,234														
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	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	1,000,000.00	1,000,000.00	1,000,000												

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