

LOT 65
MARSH CREEK VILLAGE 1 PB 4/18

SZKARADNIK JOSEPH/MILLER KAREN H
4 BELTED KINGFISHER
FERNANDINA BEACH, FL 32034

2023

01-6N-29-1300-0065-0000



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	12	CEDAR 90	0500	01	2,304	128.4780	183.08	421,816	1987	2008	0	0	7.00	93.00	VALUATION SUMMARY																							
Exterior Wall	16	WD FR STUC 10	1 SFR CUST - 100% - 2022												Heated Area: 1966												HX Base Yr 2022											
Roof Structur	08	IRREGULAR 100													VALUATION BY												STANDARD											
Roof Cover	03	COMP SHNGL 100													Tax Group: 5												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												392,289											
Interior Floo	14	CARPET 90													TOTAL MARKET OB/XF VALUE												6,952											
Interior Floo	15	HARDTILE 10													TOTAL LAND VALUE - MARKET												350,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												749,241											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												185,029											
Bedrooms	2	100													ASSESSED VALUE												564,212											
Bathrooms	2	100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												514,212											
Stories	1.5	1.5 100	TOTAL JUST VALUE												749,241																							
Units	0	100	NCON VALUE												0																							
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE																																			
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE												547,779																							
Quality			06	Quality Level 06																																		
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	1,648	100	1,648	280,596																																		
DCK	521	10	52	8,854																																		
FGR	388	55	213	36,266																																		
FOP	24	30	7	1,192																																		
FUS	318	100	318	54,144																																		
USP	110	30	33	5,619																																		
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TOTALS			3,119	2,304	392,289																																	
EXTRA FEATURES			4 BELTED KINGFISHER, 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	0810	CONCRETE A	0	100	0	0	884.00	SF	6.50	6.50	100	1987	1987	3	54.5	3,132																						
2	1126	CB/STC 8"	0	100	0	0	198.00	SF	8.00	8.00	100	1987	1987	3	54.5	863																						
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280																						
4	0835	QUARY TILE	0	100	8	7	56.00	SF	10.00	10.00	100	1987	1987	3	54.5	305																						
5	1075	TRELLIS G	0	100	0	0	196.00	SF	35.00	35.00	100	1987	1987	3	20	1,372																						
LAND DESCRIPTION			TOTAL OB/XF 6,952																																			
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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000																					
REVIEW DATE 05/16/2017 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																																						