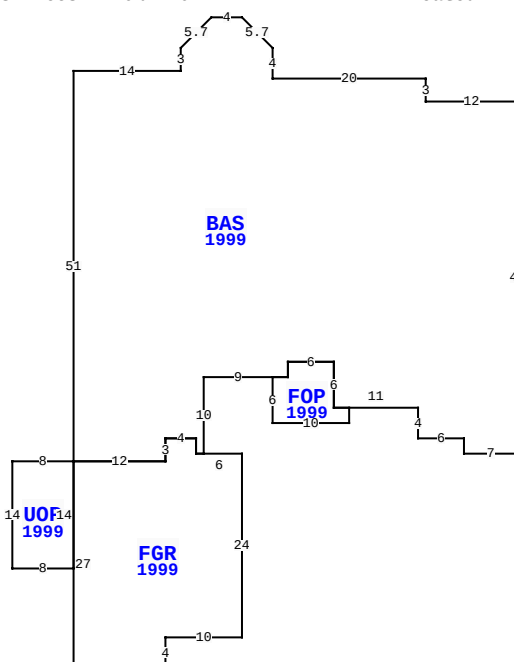


SILVESTRI STEPHEN M &/DENFORD ANNE M
3824 EAGLE RIDGE COURT
HAMPSTEAD, MD 21074

01-6N-29-1300-0087-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
Exterior Wall	16	WD FR STUC 100								0500	01	3,000	110.5440	157.53	472,590	1999	1999	0	0	11.50	88.50	VALUATION BY					STANDARD												
Roof Structur	08	IRREGULAR 100								1 SFR CUST - 0% - 0										Heated Area: 2644										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	12	HARDWOOD 60																																					
Interior Floor	14	CARPET 40																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2.5 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
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	2,644	100	2,644	368,610																																			
FGR	572	55	315	43,915																																			
FOP	64	30	19	2,649																																			
UOP	112	20	22	3,067																																			
TOTALS		3,392		3,000	418,242																																		
EXTRA FEATURES					13 MARSH 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	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	84	1,680																								
2	0810	CONCRETE A	0	0	0	1,819.00	SF	6.50	6.50	100	1999	1999	3	79	9,341																								
3	0825	BRICK	0	0	7	35.00	SF	12.50	12.50	100	1999	1999	3	94	411																								
4	1076	TRELLIS A	0	0	0	336.00	SF	7.50	7.50	100	2000	2000	3	27	680																								
TOTAL OB/XF 12,112																																							
LAND DESCRIPTION																																							
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		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 11/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																																							