

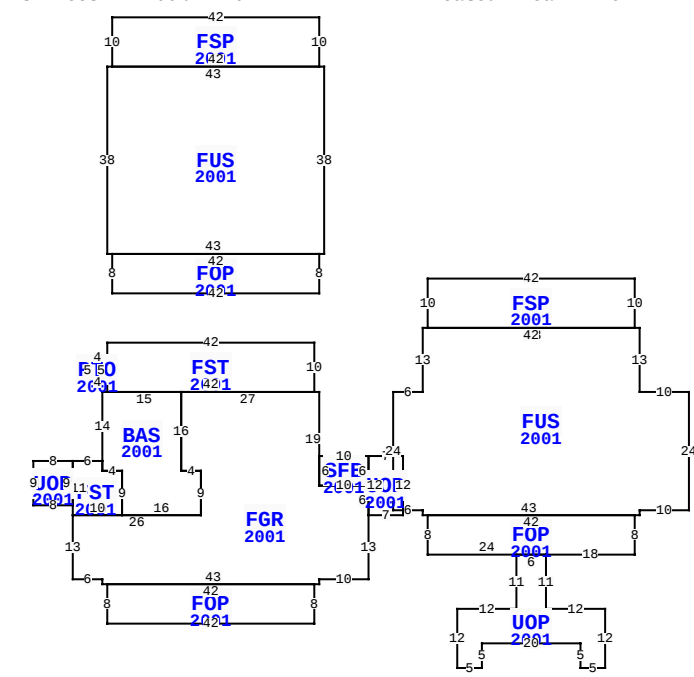
PT OF LOT 5 IN OR 1849/1053
(EX CNSVTN ESMT IN
OR 1629/1886)

BOELKES FAMILY TRUST/BOELKES CHRISTOPHER R CO-TRUS
11 SOUND POINT CT
FERNANDINA BEACH, FL 32034

2023

03-6N-29-0SPC-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																
Exterior Wall	12	CEDAR 60	0500	01	6,050	127.3855	181.52	1,098,196	2001	2001	0	0	0	10.50	89.50	STANDARD																
Exterior Wall	17	CB STUCCO 40	1 SFR CUST - 100% - 2014										Heated Area: 4176										HX Base Yr 2014									
Roof Structur	08	IRREGULAR 100											Tax Group: 5										Tax Dist:									
Roof Cover	11	SLATE 100											BUILDING MARKET VALUE										982,885									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										35,058									
Interior Floo	12	HARDWOOD 70											TOTAL LAND VALUE - MARKET										375,000									
Interior Floo	14	CARPET 30											TOTAL MARKET VALUE										1,392,943									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										472,814									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										920,129									
Bedrooms	3	100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms	3.5	100											BASE TAXABLE VALUE										870,129									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										1,392,943									
Stories	3.	100	NCON VALUE										0																			
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										1,052,859																			
Quality										05	Quality Level 05																					
DOR CODE										0100	SINGLE FAMILY																					
MAP NUM										MKT AREA										10												
NEIGHBORHOOD/LOC										10007.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	400	100	400	64,984																												
FGR	1,548	55	851	138,254																												
FOP	336	30	101	16,409																												
FOP	336	30	101	16,409																												
FOP	336	30	101	16,409																												
FSP	420	40	168	27,293																												
FSP	420	40	168	27,293																												
FST	102	55	56	9,098																												
FST	420	55	231	37,528																												
FUS	1,672	100	1,672	271,633																												
TOTALS	8,608		6,050	982,885																												
EXTRA FEATURES										11 SOUND POINT CT, 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	0812	CONCRETE C	0	100	0	0	5,427.00	SF	4.00	4.00	100	2001	2001	3	82	17,801																
2	1126	CB/STC 8"	0	100	0	0	544.00	SF	8.00	8.00	100	2001	2001	3	82	3,569																
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720																
4	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2001	2001	3	100	10,000																
5	0855	CONC PAVER	0	100	0	0	240.00	SF	10.00	10.00	100	2001	2001	3	82	1,968																
LAND DESCRIPTION										TOTAL OB/XF										35,058												
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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	375,000.00	375,000.00	375,000															
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