



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 2																												
Exterior Wall	10	ABOVE AVG 60		0500	11	4,782	138.0541	196.73	940,763	2018	2018	0	0	0	1.70	98.30	VALUATION BY STANDARD																												
Exterior Wall	17	CB STUCCO 40		1 SFR CUST - 100% - 2020														Heated Area: 3818														HX Base Yr 2020													
Roof Structure	08	IRREGULAR 100																FSP 2018																											
Roof Cover	11	SLATE 100																FUS 2018																											
Interior Wall	05	DRYWALL 100																FUS 2018																											
Interior Floor	11	CLAY TILE 60																FUS 2018																											
Interior Floor	14	CARPET 40																																											
Air Condition	03	CENTRAL 100																																											
Heating Type	04	AIR DUCTED 100																																											
Bedrooms	3	100																																											
Bathrooms	4	100																																											
Frame	03	MASONRY 100																																											
Stories	3.	100																																											
Units	0	100																																											
Quality				03	Quality Level 03																																								
DOR CODE				0100	SINGLE FAMILY																																								
MAP NUM					MKT AREA				01																																				
NEIGHBORHOOD/LOC				2030.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAL	156	15	23	4,448																																									
BAS	728	100	728	140,784																																									
FGR	715	55	393	76,001																																									
FOP	442	30	133	25,720																																									
FSP	231	40	92	17,791																																									
FSP	374	40	150	29,008																																									
FST	91	55	50	9,670																																									
FUS	1,536	100	1,536	297,040																																									
FUS	1,554	100	1,554	300,521																																									
UOP	127	20	25	4,834																																									
TOTALS	6,396		4,782	924,770																																									
EXTRA FEATURES				4104 DUNEWOOD PL, 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	0855	CONC PAVR	0	100	0	0			1,795.00	SF 7.00					12,314																														
2	1126	CB/STC 8"	0	100	0	0			12.00	SF 8.00					94																														
3	1134	LANDSCP BL	0	100	0	0			132.00	SF 3.00					392																														
TOTAL OB/XF 12,800																																													
LAND DESCRIPTION																																													
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																													
1	000100	C	SFR	100		R-1A	100.00	147.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00																													
REVIEW DATE 04/20/2018 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1980/0699	5/14/2015	SW	Q	V	01	150,000

GRANTOR: NVISION CAPITAL ADVIS

GRANTEE: DEEM CHERYL A REVOC

1968/1670	2/10/2015	SW	U	V	11	100
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GRANTOR: HOMETOWN COMMUNITY DE

GRANTEE: NVISION CAPITAL ADV

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W20 S2 BAS=[YR=2018] W24 S33 UOP=[YR=2018] S11 E17 UST=[YR=2018] E10 N4 W10 S4\$ N4 E10 S4 E17 N11 W15 S3 W14 N3 W15\$ E15 S3 E9 N10 FST=[YR=2018] N11 W11 S5 E5 S6 E6\$ W6 N6 W5 N5 E11 N15\$ S36 E5 N3 E15 N35\$ PTR=E15 BAL=[YR=2018] E12 FSP=[YR=2018] E32 S11 FUS=[YR=2018] S35 FOP=[YR=2018] S11 W16 UOP=[YR=2018] S2 E10 S5 W21 N7 E11\$ W28 N11 E15 S3 E14 N3 E15\$ W15 S3 W14 N3 W15 N33 E23 N2 E21\$ W21 S2 W11 N13 \$ S13 W12 N13\$ W15\$ PTR=E75 FUS=[YR=2018] E23 N2 FSP=[YR=2018] N11 E21 S11 W21\$ E21 S35 W3 S1 W9 N1 W3 S3 W14 N3 W3 S1 W9 N1 W3 N33\$ W75\$.