



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 2										
Exterior Wall	05	AVERAGE 100	0900	01	3,513	91.9125	109.15	383,444	1958	1980	0	0	0	17.75	82.25	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 3035									
Roof Cover	12	MODULAR MT 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 50																							
Interior Floo	14	CARPET 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	3	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.5	1.5 100																							
Units	0	100																							
BUD8 Adjustme	05	DIST 1A 100																							
Occupancy	00	NONE 100																							
Quality	02	Quality Level 02																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA														03									
NEIGHBORHOOD/LOC	2030.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,796	100	1,796	161,237																					
BAS	128	100	128	11,491																					
BAS	400	100	400	35,910																					
FSP	164	40	66	5,925																					
FUS	455	100	455	40,848																					
FUS	256	100	256	22,982																					
UGR	812	45	365	32,768																					
UOP	12	20	2	179																					
UOP	225	20	45	4,040																					
TOTALS	4,248		3,513	315,383																					
EXTRA FEATURES					4001 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1958	1958	3	21	420									
2	0855	CONC PAVER	0	100	0	0	1,981.00	SF	7.00	7.00	100	2011	2011	3	93	12,896									
3	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1958	1958	3	20	156									
5	0861	POOL GUNIT	0	100	0	0	424.00	SF	85.00	85.00	100	2022	2022	3	100	36,040									
6	0855	CONC PAVER	0	100	0	0	580.00	SF	20.00	20.00	100	2022	2022	3	100	11,600									
7	0820	WOOD WALK	0	100	9	3	27.00	SF	11.75	11.75	100	1989	1989	3	40	127									
8	1242	WD DECK A	0	100	0	0	319.00	SF	10.00	10.00	100	1989	1989	3	20	638									
9	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1999	1999	3	84	3,360									
10	0825	BRICK	0	100	0	0	115.00	SF	12.50	12.50	100	1989	1989	3	86	1,236									
11	1242	WD DECK A	0	100	22	7	154.00	SF	10.00	10.00	100	2011	2011	3	55	847									
LAND DESCRIPTION					TOTAL OB/XF 67,320																				
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	151.00	147.00	1.00	LT		1.00	1.00	1.10	350,000.00	385,000.00	385,000								
REVIEW DATE 07/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 08/02/2023 BY SYS																									

JONES JOSEPH C
4001 DUNEWOOD PLACE
FERNANDINA BEACH, FL 32034

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