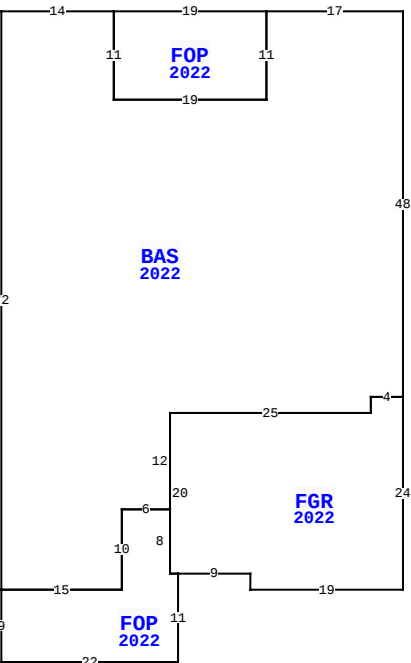


RAPSON LAWRENCE L & CHRISTINA LYNN
85472 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

13-2N-27-0722-0002-0000

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	0	0	0.00	% COND	VALUATION SUMMARY																				
Exterior Wall		31	HARDIE BRD 100		0900	01	3,170	105.8000	125.64	398,279	2022	2022	0	0	0	0.00	100.00	VALUATION BY		STANDARD																			
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2023										Heated Area: 2685										HX Base Yr 2023														
Roof Cover		03	COMP SHNGL 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		13	LVT/LAMNT 100																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms		04	4 100																																				
Bathrooms		02	4 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Units		00	0 100																																				
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA												04																								
NEIGHBORHOOD/LOC		4085.0100																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,685	100	2,685	337,343																																			
FGR	626	55	344	43,220																																			
FOP	209	30	63	7,915																																			
FOP	260	30	78	9,800																																			
TOTALS	3,780		3,170	398,279																																			
EXTRA FEATURES					85472 BERRYESSA WAY, 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 PAVER	0 100	0	0	2,110.00	SF	10.00	10.00	100	2022	2022	3	100	21,100																								
2	0861	POOL GUNIT	0 100	0	0	322.00	SF	85.00	85.00	100	2022	2022	3	100	27,370																								
3	0911	SCRN RM A	0 100	36	35	1,260.00	SF	17.50	17.50	100	2022	2022	3	100	22,050																								
4	0855	CONC PAVER	0 100	0	0	938.00	SF	10.00	10.00	100	2022	2022	3	100	9,380																								
LAND DESCRIPTION										TOTAL OB/XF										79,900																			
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	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						
REVIEW DATE	12/22/2022	BY	NW	Total Acres: 0.00		Total Land Value: 75,000		Market: 0		Agricultural: 0		Common: 75,000		PRINTED 08/02/2023 BY SYS																									