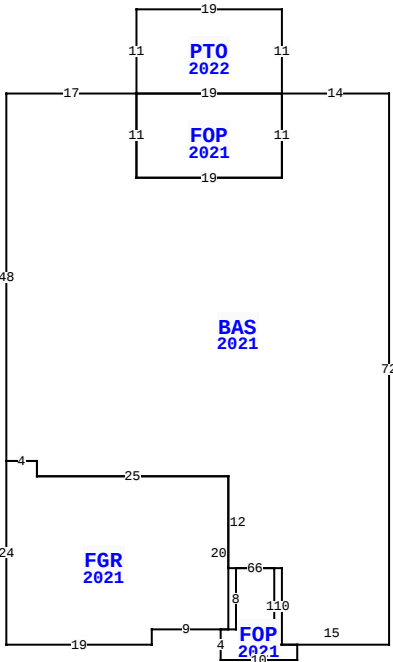


MCELREATH MARTY LOU/KEIRSTEAD MICHAEL PAUL
85283 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

13-2N-27-0722-0052-0000



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		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		31	HARDIE BRD 100		0900	01	3,127	111.4120	132.30	413,702	2021	2021	0	0	0	0.00	100.00	VALUATION BY		STANDARD																							
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2022													Heated Area: 2685													HX Base Yr 2022												
Roof Cover		03	COMP SHNGL 100																																								
Interior Wall		05	DRYWALL 100																																								
Interior Floo		11	CLAY TILE 70																																								
Interior Floo		14	CARPET 30																																								
Air Condition		03	CENTRAL 100																																								
Heating Type		04	AIR DUCTED 100																																								
Bedrooms			4 100																																								
Bathrooms			3.5 100																																								
Frame		02	WOOD FRAME 100																																								
Stories		1.	1. 100																																								
Units			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	355,226																																							
FGR	626	55	344	45,511																																							
FOP	84	30	25	3,308																																							
FOP	209	30	63	8,335																																							
PTO	209	5	10	1,323																																							
TOTALS		3,813		3,127	413,702																																						
EXTRA FEATURES					85283 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	986.00	SF	10.00	10.00	100	2021	2021	3	100	9,860																												
2	0462	ST/AL FNC	0 100	0	0	960.00	SF	10.00	10.00	100	2021	2021	3	98	9,408																												
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	99	891																												
4	0911	SCRN RM A	0 100	11	19	209.00	SF	17.50	17.50	100	2022	2022	3	100	3,658																												
LAND DESCRIPTION										TOTAL OB/XF										23,817																							
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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																										
											</																																