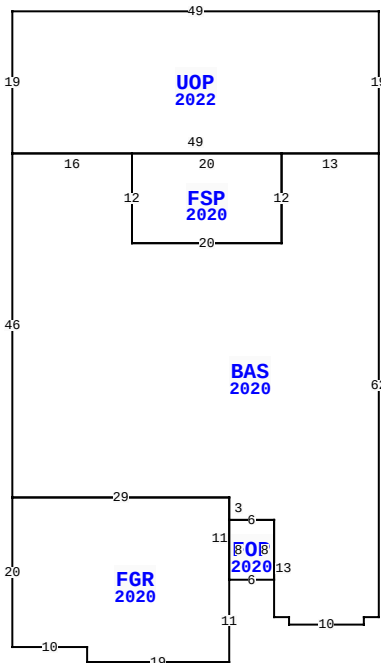


NIXON DAVID P/SHERMAN JENNIFER
15 EBELHARE ROAD
POTTSTOWN, PA 19465

13-2N-27-0723-0157-0000

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		0100	01	2,902	118.4400	106.89	310,195	2020	2020	0	0	0.50	99.50	VALUATION BY		STANDARD																							
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2022										Heated Area: 2266										HX Base Yr 2022																	
Roof Cover		05	COMP SHNGL 100												BUILDING MARKET VALUE										308,644																	
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										26,726																	
Interior Floo		11	CLAY TILE 100												TOTAL LAND VALUE - MARKET										75,000																	
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										410,370																	
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										33,657																	
Bedrooms		04	3 100												ASSESSED VALUE										376,713																	
Bathrooms		02	2 100												TOTAL EXEMPTION VALUE										50,000																	
Frame		1.	WOOD FRAME 100												BASE TAXABLE VALUE										326,713																	
Stories		1.	1. 100												TOTAL JUST VALUE										410,370																	
Units		00	0 100												NCON VALUE										46,311																	
Occupancy		00	NONE 100		INCOME VALUE										PREVIOUS YEAR MKT VALUE										336,178																	
Quality		04	Quality Level 04		DOR CODE										0100 SINGLE FAMILY																											
MAP NUM		MKT AREA		04		NEIGHBORHOOD/LOC										4077.00		PERMIT NUM										DESCRIPTION		AMT		ISSUED										
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS										2,266		100		2,266		241,002																
FGR		618		55		340		36,161		FOP										48		30		14		1,489																
FSP		240		40		96		10,210		UOP										931		20		186		19,783																
TOTALS		4,103		2,902		308,644		BLD DATE										03/06/2023		NW		LGL DATE		06/13/2023		MLU																
EXTRA FEATURES		85090 FALL RIVER PKWY, FERNANDINA BEACH										XF DATE										06/13/2023		AG DATE																		
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	666.00		SF	10.00		10.00		100	2020	2020	3	99	6,593																							
2	0911	SCRN RM A		0 100	49	19	931.00		SF	17.50		17.50		100	2022	2022	3	100	16,293																							
3	0462	ST/AL FNC		0 100	0	0	384.00		SF	10.00		10.00		100	2022	2022	3	100	3,840																							
LAND DESCRIPTION																							TOTAL OB/XF										26,726									
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	000100	C	SFR		100			PUD	0.00	0.00	1.00		LT		1.00	1.00	1.00	75,000.00		75,000.00		75,000																				
REVIEW DATE 01/03/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																										