

PIERCE SCOTT & GABRIELE
85387 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

13-2N-27-0724-0158-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1											
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		3,171		117.4932		139.52		442,418		2022		2022		0		0		0.00		100.00		VALUATION BY											
Roof Structur		08		IRREGULAR 100		1		SNGL FAM		-		100%		-		2023		Heated Area: 2650		HX		Base Yr		2023						STANDARD											
Roof Cover		03		COMP SHNGL 100																												Tax Group: 4									
Interior Wall		05		DRYWALL 100																												Tax Dist:									
Interior Floo		11		CLAY TILE 70																												BUILDING MARKET VALUE									
Interior Floo		14		CARPET 30																												TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																												TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																												TOTAL MARKET VALUE									
Bedrooms				3 100																												SOH/AGL Deduction									
Bathrooms				2 100																												ASSESSED VALUE									
Frame		02		WOOD FRAME 100																												TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																												BASE TAXABLE VALUE									
Units		00		0 100																												TOTAL JUST VALUE									
Occupancy		00		NONE 100																												NCON VALUE									
																																INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE									
Quality		05		Quality Level 05																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																												04									
NEIGHBORHOOD/LOC		4077		.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		2,650		100		2,650		369,728																																	
FGR		797		55		438		61,110																																	
FOP		36		30		11		1,535																																	
FOP		240		30		72		10,045																																	
TOTALS		3,723				3,171		442,418																																	
EXTRA FEATURES										85387 STONEHURST PKWY, FERNANDINA BEACH										BLD DATE										LGL DATE											
																				XF DATE										LAND DATE											
																				INC DATE										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		1,055.00		SF		10.00		10.00		100		2022		2022		3		100		10,550													
2		0462		ST/AL FNC		0 100		0 0		1,104.00		SF		10.00		10.00		100		2022		2022		3		100		11,040													
3		0463		FENCE GATE		0 100		0 0		3.00		UT		300.00		300.00		100		2022		2022		3		100		900													