

N E FLORIDA SPORTSMAN CLUB
C/O GERALD BARRY JR, 2021 JASMINE ST APT 42
FERNANDINA BEACH, FL 32034

14-2N-26-4280-0023-0250

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	05	0100	01	761	80.0000	72.20	54,944	1963	1963	0	0	22.00	78.00																
Roof Structure	03	1 SINGLE FAM - 0% - 0													Heated Area: 600														
Roof Cover	01														HX Base Yr														
Interior Wall	03																												
Interior Floor	09																												
Air Condition	01																												
Heating Type	02																												
Bedrooms	01																												
Bathrooms	02																												
Frame	1.																												
Stories	04																												
Units	00																												
BUD8 Adjustme	04																												
Occupancy	00																												
Quality		03	Quality Level 03																										
DOR CODE		7700	CLUBS/LODGES/HALLS																										
MAP NUM			MKT AREA		05																								
NEIGHBORHOOD/LOC		5001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	600	100	600	33,790																									
UDU	96	55	53	2,985																									
UOP	540	20	108	6,082																									
TOTALS		1,236		761	42,856																								
EXTRA FEATURES					75215 EDWARDS RD, YULEE																								
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													
LAND DESCRIPTION										TOTAL OB/XF										0									
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	000116	C	SFR MARSH	0		RM	350.00	230.00	350.00	FF		1.00	1.00	0.60	700.00	420.00	147,000												
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