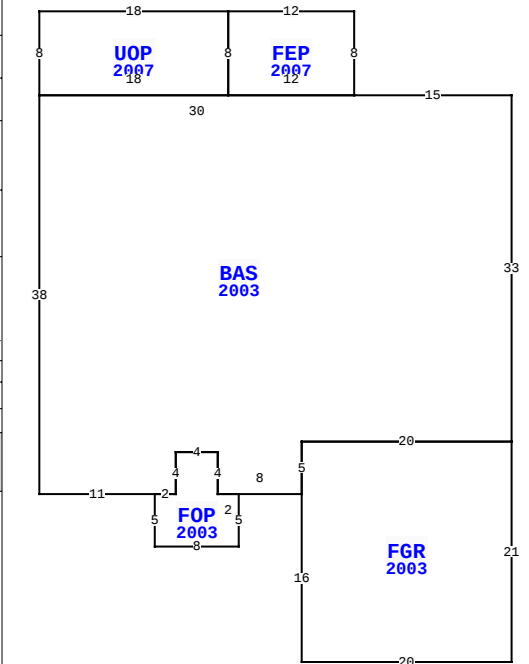


HOWARD JOAN K REVOCABLE TRUST/HOWARD JOAN K TRUSTE
31187 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2023



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	16	WD FR STUC 100			0900	01	1,948	120.5400	143.14	278,837	2003	2006		0	0	8.00	92.00	STANDARD															
Roof Structure	03	GABLE/HIP 100			1 SNGL FAM - 100% - 2022													Heated Area: 1594 HX Base Yr 2022															
Roof Cover	03	COMP SHNGL 100																Tax Group: 4 Tax Dist:															
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE								256,530							
Interior Floor	11	CLAY TILE 100																TOTAL MARKET OB/XF VALUE								31,371							
Air Condition	03	CENTRAL 100																TOTAL LAND VALUE - MARKET								65,000							
Heating Type	04	AIR DUCTED 100																TOTAL MARKET VALUE								352,901							
Bedrooms		3 100																SOH/AGL Deduction								62,926							
Bathrooms		2 100																ASSESSED VALUE								289,975							
Frame Stories	02	WOOD FRAME 100																TOTAL EXEMPTION VALUE								HX HB WX 55,000							
Units Occupancy	00	0 100 NONE 100																BASE TAXABLE VALUE								234,975							
																		TOTAL JUST VALUE								352,901							
					NCON VALUE								0																				
					INCOME VALUE																												
					PREVIOUS YEAR MKT VALUE								281,529																				
Quality		03	Quality Level 03																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA			04																											
NEIGHBORHOOD/LOC		4041.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,594	100	1,594	209,912																													
FEP	96	80	77	10,140																													
FGR	420	55	231	30,420																													
FOP	56	30	17	2,238																													
UOP	144	20	29	3,819																													
TOTALS		2,310		1,948	256,530																												
EXTRA FEATURES					31187 GRASSY PARKE DR, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080																		
2	0811	CONCRETE B	0 100	0	0	637.00	SF	5.20	5.20	100	2003	2003	3	84	2,782																		
3	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00	100	2007	2007	3	52	15,912																		
4	0855	CONC PAVER	0 100	0	0	400.00	SF	10.00	10.00	100	2007	2007	3	89	3,560																		
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	35	700																		
6	0476	VF 6 SBPL	0 100	0	0	216.00	LF	32.00	32.00	100	2007	2007	3	74	5,115																		
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	74	222																		
LAND DESCRIPTION					TOTAL OB/XF 31,371																												
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																