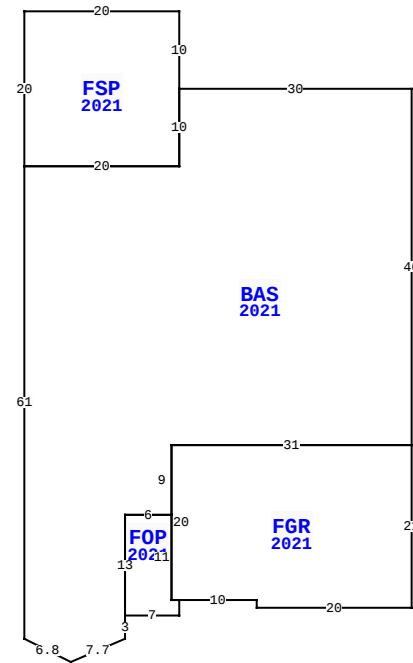


ZUK ROSE M &/BALLENGER SANDRA K
95179 WILD CHERRY DR
FERNANDINA BEACH, FL 32034

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		0500	01	3,035	103.9600	148.14	449,605	2021	2021		0		0	0.50	99.50	VALUATION BY		STANDARD								
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2022										Heated Area: 2499										HX Base Yr				
Roof Cover		03	COMP SHNGL 100																Tax Group: 4				Tax Dist:						
Interior Wall		05	DRYWALL 100																BUILDING MARKET VALUE				447,357						
Interior Floor		13	LVT/LAMNT 100																TOTAL MARKET OB/XF VALUE				12,040						
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE				115,000						
Heating Type		04	AIR DUCTED 100																TOTAL LAND VALUE - MARKET				574,397						
Bedrooms		04	4 100																SOH/AGL Deduction				69,451						
Bathrooms			3 100																ASSESSED VALUE				504,946						
Frame		02	WOOD FRAME 100																TOTAL EXEMPTION VALUE				13 504,946						
Stories		1.	1. 100																BASE TAXABLE VALUE				0						
Units			0 100																TOTAL JUST VALUE				574,397						
Occupancy		00	NONE 100		NCON VALUE				0																				
					INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE				532,838																				
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4042.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,499	100	2,499	368,351																									
FGR	640	55	352	51,884																									
FOP	80	30	24	3,537																									
FSP	400	40	160	23,583																									
TOTALS		3,619		3,035	447,357																								
EXTRA FEATURES					95179 WILD CHERRY 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000													
2	0855	CONC PAVER	0	100	0	0	1,004.00	SF	10.00	10.00	100	2021	2021	3	100	10,040													
LAND DESCRIPTION																													
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	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000												