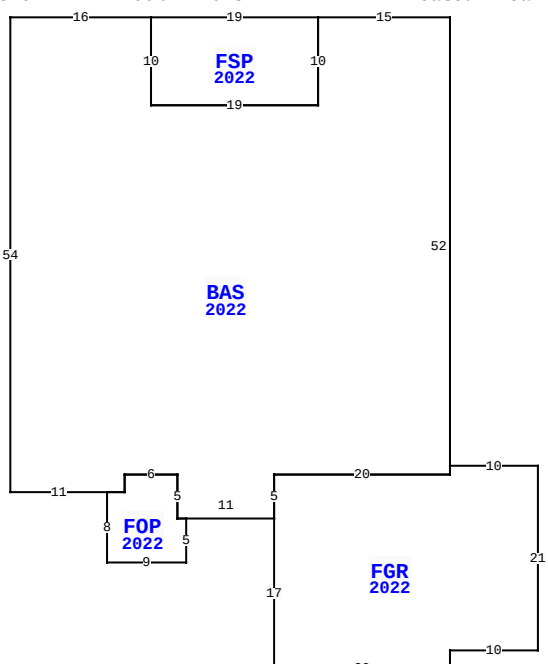


HAGAN DEREK A & SABRINA M
34051 LAVENDER PARKE DR
FERNANDINA BEACH, FL 32097

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
Exterior Wall	31	HARDIE BRD 100								0900	01	2,949	103.4000	122.79	362,108	2022	2022	0	0	0	0.00	100.00	VALUATION BY								STANDARD												
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2023										Heated Area: 2491										HX Base Yr 2023										Tax Group: 4		Tax Dist:	
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										362,108													
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										4,332													
Interior Floo	13	LVT/LAMNT 50																		TOTAL LAND VALUE - MARKET										65,000													
Interior Floo	14	CARPET 50																		TOTAL MARKET VALUE										431,440													
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										0													
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										431,440													
Bedrooms		4 100																		TOTAL EXEMPTION VALUE										HX HB 50,000													
Bathrooms		3 100																		BASE TAXABLE VALUE										381,440													
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										431,440													
Stories	1.	1. 100																		NCON VALUE										366,440													
Units		0 100								INCOME VALUE																																	
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										65,000																							
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	2,491	100	2,491	305,870																																							
FGR	650	55	358	43,959																																							
FOP	81	30	24	2,947																																							
FSP	190	40	76	9,332																																							
TOTALS		3,412		2,949	362,108																																						
EXTRA FEATURES										34051 LAVENDER 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	0811	CONCRETE B	0 100	0	0	833.00	SF	5.20	5.20	100	2022	2022	3	100	4,332																												
LAND DESCRIPTION										TOTAL OB/XF										4,332																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																										
REVIEW DATE 07/26/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																																											