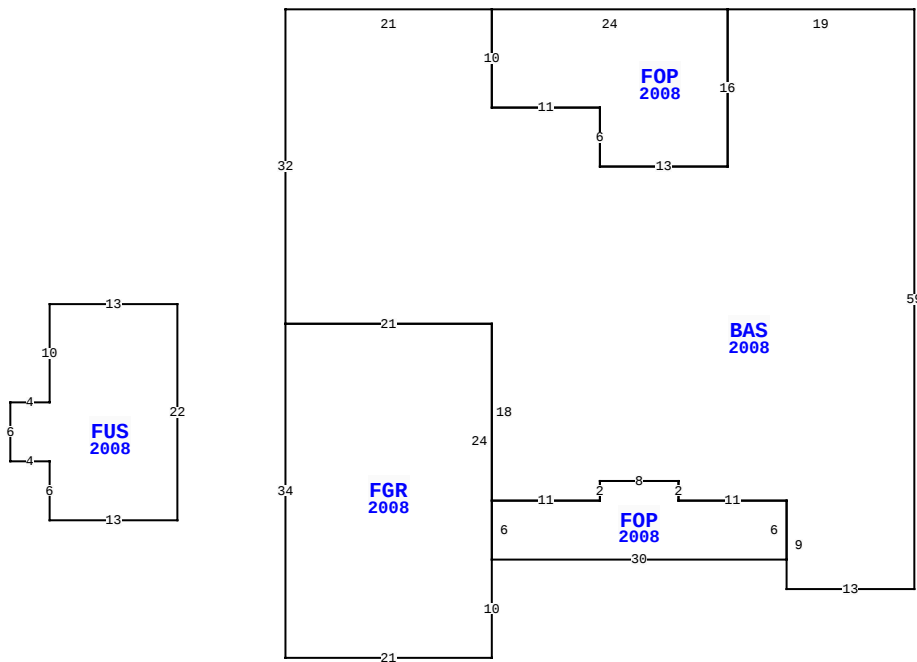


PEPPLER SUSAN J & MARK D
96164 CAYMAN CIR
FERNANDINA BEACH, FL 32034-8098

27-2N-28-141B-0004-0070

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		10	ABOVE AVG 100		0900	01	3,462	104.4200	124.00	429,288	2008	2010	0	0	0	5.50	94.50	VALUATION BY		STANDARD															
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 100% - 2009										Heated Area: 2915										HX Base Yr 2009										
Roof Cover		03	COMP SHNGL 100												Tax Group: 4										Tax Dist:										
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										405,677										
Interior Floor		12	HARDWOOD 70												TOTAL MARKET OB/XF VALUE										74,370										
Interior Floor		14	CARPET 30												TOTAL LAND VALUE - MARKET										75,000										
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										555,047										
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										253,847										
Bedrooms			4 100												ASSESSED VALUE										301,200										
Bathrooms			3 100												TOTAL EXEMPTION VALUE										HX HB		50,000								
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										251,200										
Stories		1.5	1.5 100												TOTAL JUST VALUE										555,047										
Units		00	0 100		NCON VALUE										0																				
Occupancy		00	NONE 100		INCOME VALUE																														
					PREVIOUS YEAR MKT VALUE										516,815																				
Quality		03	Quality Level 03																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA		04																														
NEIGHBORHOOD/LOC		4011.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,605	100	2,605	305,254																															
FGR	714	55	393	46,052																															
FOP	196	30	59	6,914																															
FOP	318	30	95	11,132																															
FUS	310	100	310	36,326																															
TOTALS		4,143		3,462	405,677																														
EXTRA FEATURES					96164 CAYMAN CIR, FERNANDINA BEACH										BLD DATE				LGL DATE		05/18/2023		MLU												
															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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255																				
2	0812	CONCRETE C	0 100	0	0	3,816.00	SF	4.00	4.00	100	2008	2008	3	90	13,738																				
3	0861	POOL GUNIT	0 100	0	0	514.00	SF	85.00	85.00	100	2021	2021	3	98	42,816																				
4	0855	CONC PAVER	0 100	0	0	880.00	SF	10.00	10.00	100	2021	2021	3	100	8,800																				
5	0476	VF 6 SBPL	0 100	0	0	25.00	LF	32.00	32.00	100	2018	2018	3	95	760																				
6	0462	ST/AL FNC	0 100	120	0	480.00	SF	10.00	10.00	100	2021	2021	3	98	4,704																				
7	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297																				
LAND DESCRIPTION					TOTAL OB/XF															74,370															
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																		