

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

29-2N-28-0100-0154-0000

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	TOT ADJ	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		05	AVERAGE 70		0100	01	1,979	111.6465	100.76	199,404	2016	2016	0	0	0	2.50	97.50	VALUATION BY		STANDARD															
Exterior Wall		10	ABOVE AVG 30		1 SINGLE FAM - 100% - 0													Heated Area: 1705				HX Base Yr				Tax Group: 4		Tax Dist:							
Roof Structur		03	GABLE/HIP 100																			194,419													
Roof Cover		03	COMP SHNGL 100																			4,820													
Interior Wall		05	DRYWALL 100																			75,000													
Interior Floo		14	CARPET 70																			274,239													
Interior Floo		13	LVT/LAMNT 30																			80,697													
Air Condition		03	CENTRAL 100																			193,542													
Heating Type		04	AIR DUCTED 100																			50,000													
Bedrooms		4	100																			143,542													
Bathrooms		2	100																			274,239													
Frame		02	WOOD FRAME 100																			0													
Stories		1.	1. 100																			INCOME VALUE													
Units		0	100																			PREVIOUS YEAR MKT VALUE													
Occupancy		00	NONE 100																			229,895													
Quality		04	Quality Level 04																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA																			04													
NEIGHBORHOOD/LOC		4144.0100																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,705	100	1,705	167,501																															
FGR	400	55	220	21,613																															
FOP	20	30	6	590																															
USP	160	30	48	4,715																															
TOTALS					2,285		1,979	194,419																											
EXTRA FEATURES					95017 TIMBERLAKE 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	0100	0	0	564.00	SF	5.20	5.20	100	2016	2016	3	97	2,845																				
2	0810	CONCRETE A	0100	12	3	36.00	SF	6.50	6.50	100	2016	2016	3	97	227																				
3	0476	VF 6 SBPL	0100	0	0	50.00	LF	32.00	32.00	100	2016	2016	3	92	1,472																				
4	0470	VNYL GATE	0100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276																				