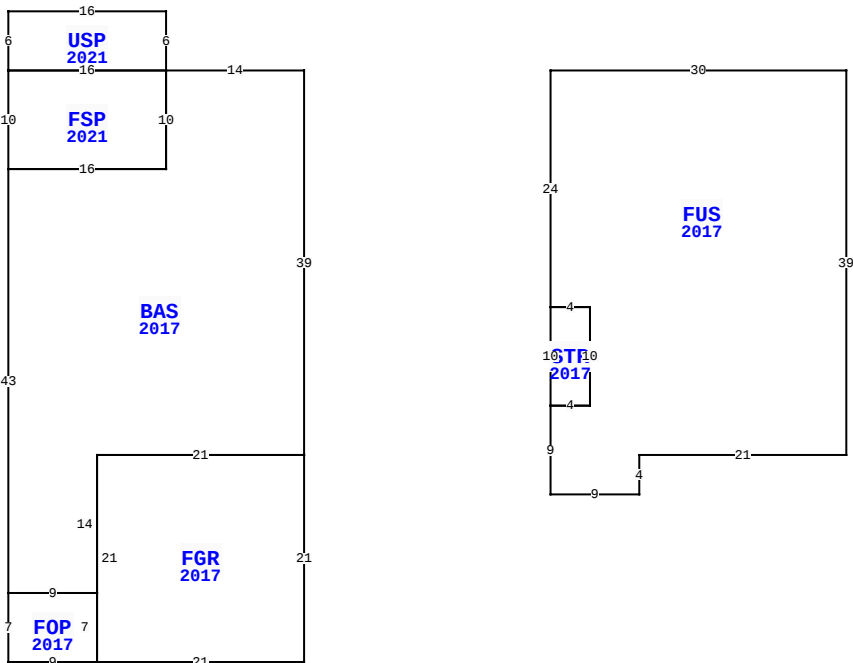


HOLTHAUS RONALD WILLI REV TRUST/HOLTHAUS RONALD WI
86812 SLOOP CT
FERNANDINA BEACH, FL 32034

29-2N-28-0115-0079-0000



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	NORM	% COND	VALUATION SUMMARY														
Exterior Wall		31	HARDIE BRD 100		0100	01	2,661	115.4160	104.16	277,170	2017	2017	0	0	0	2.00	98.00	VALUATION BY		STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2023													Heated Area: 2302							HX Base Yr 2023						
Roof Cover		03	COMP SHNGL 100															Tax Group: 4							Tax Dist:						
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE							271,627						
Interior Floo		11	CLAY TILE 50															TOTAL MARKET OB/XF VALUE							7,638						
Interior Floo		14	CARPET 50															TOTAL LAND VALUE - MARKET							75,000						
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE							354,265						
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction							0						
Bedrooms			3 100															ASSESSED VALUE							354,265						
Bathrooms			2.5 100															TOTAL EXEMPTION VALUE							HX HB		50,000				
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE							304,265						
Stories		2.	2. 100															TOTAL JUST VALUE							354,265						
Units			0 100		NCON VALUE							0																			
Occupancy		00	NONE 100		INCOME VALUE							PREVIOUS YEAR MKT VALUE							315,305												
Quality		04	Quality Level 04																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA				04																								
NEIGHBORHOOD/LOC		4145.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,136	100	1,136	115,959																											
FGR	441	55	243	24,805																											
FOP	63	30	19	1,939																											
FSP	160	40	64	6,533																											
FUS	1,166	100	1,166	119,022																											
STR	40	10	4	409																											
USP	96	30	29	2,961																											
TOTALS		3,102		2,661	271,627																										
EXTRA FEATURES					86812 SLOOP CT, FERNANDINA BEACH										BLD DATE		03/30/2023			NW		LGL DATE									
															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	0811	CONCRETE B	0	100	0	0	368.00	SF	5.20	5.20	100	2017	2017	3	97	1,856															
2	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	100	2020	2020	3	98	5,488															
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294															
LAND DESCRIPTION										TOTAL OB/XF										7,638											
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	75,000.00	75,000.00	75,000														