

FREEMAN BARBARA ANN MARZUCCO
95343 MARC ANTHONY RD
FERNANDINA BEACH, FL 32034

29-2N-28-4950-0015-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																				
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																					
Exterior Wall		05	AVERAGE 100		0100	01	1,700	75.6200	68.25	116,025	1984		0	0	16.75	83.25	Tax Group: 4		Tax Dist:																					
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1982												Heated Area: 1690												HX Base Yr 1982											
Roof Cover		03	COMP SHNGL 100		BAS 1995 35 30 40 10 5 20 10 FUS 1995 34 30 24 10 20 10												BUILDING MARKET VALUE												96,591											
Interior Wall		02	WALL BD/WD 100														TOTAL MARKET OB/XF VALUE												8,087											
Interior Floor		02	MIN PLYWD 90														TOTAL LAND VALUE - MARKET												206,250											
Interior Floor		14	CARPET 10														TOTAL MARKET VALUE												310,928											
Air Condition		01	NONE 100														SOH/AGL Deduction												210,992											
Heating Type		02	CONVECTION 100														ASSESSED VALUE												99,936											
Bedrooms			3 100														TOTAL EXEMPTION VALUE												HX HB 50,000											
Bathrooms			2 100														BASE TAXABLE VALUE												49,936											
Frame		02	WOOD FRAME 100														TOTAL JUST VALUE												310,928											
Stories		2.	2. 100														NCON VALUE												0											
Units			0 100		INCOME VALUE																																			
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE												221,529																							
Occupancy		00	NONE 100																																					
Quality		02	Quality Level 02																																					
DOR CODE		0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA				04																																	
NEIGHBORHOOD/LOC		4005.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,150	100	1,150	65,341																																				
FUS	540	100	540	30,682																																				
UOP	50	20	10	569																																				
TOTALS		1,740	1,700	96,591																																				
EXTRA FEATURES					95343 MARC ANTHONY RD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/30/2023		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																								
2	1243	WD DECK F	0 100	12	14	168.00	SF	8.00	8.00	100	1985	1985	3	20	269																									
3	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	1981	1981	3	20	600																									
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030																									
5	0820	WOOD WALK	0 100	20	2	40.00	SF	11.75	11.75	100	1995	1995	3	40	188																									
6	0680	POLE SHED	0 100	40	50	2,000.00	SF	10.00	10.00	100	1996	1996	3	25	5,000																									