

LOT 3 R433730
IN OR 1186/1426
OAK HILL ESTATES #2 PB 5/134

CARTER DONALD K
86595 CARDINAL RD
YULEE, FL 32097

2023

31-2N-28-1601-0003-0000



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																	
Exterior Wall	26	AL SIDING 100								0800	01	938	110.0000	77.00	72,226	1984	1984	0	0	0	70.00	30.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 0										Heated Area: 938										HX Base Yr									
Roof Cover	01	MINIMUM 100								14 67 67 14 BAS 1993																													
Interior Wall	05	DRYWALL 60																																					
Interior Wall	04	PLYWOOD 40																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	2	100																																					
Bathrooms	2	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		0200 MOBILE HOME																																					
MAP NUM												MKT AREA		04																									
NEIGHBORHOOD/LOC		4007.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	938	100	938	21,668																																			
TOTALS		938		938	21,668																																		
EXTRA FEATURES										95105 RICHARD 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	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1998	1998	3	20	256																							
2	1242	WD DECK A	0	0	26	16	416.00	SF	10.00	10.00	100	1998	1998	3	20	832																							
LAND DESCRIPTION										TOTAL OB/XF										1,088																			
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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						
REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																							