

LOT 55
IN OR 842/451
OAK HILL ESTATES #2 PB 5/134

STEARN PAUL G & CHRISTINA L
95002 GEORGE CT
FERNANDINA BEACH, FL 32034-7263

2023

31-2N-28-1601-0055-0000



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	PAGE 1 of 1 4														
Exterior Wall	10	ABOVE AVG 100	0900	01	2,094	104.2720	123.82	259,279	2020	2020	0	0	0	0.50	99.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2006													Heated Area: 1792														
Roof Cover	12	MODULAR MT 100														HX Base Yr 2006														
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMMT 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	2	100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units	0	100																												
Occupancy	00	NONE 100																												
Quality			02	Quality Level 02																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA			04																							
NEIGHBORHOOD/LOC			4007.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,792	100	1,792	220,776																										
FOP	448	30	134	16,509																										
FOP	560	30	168	20,698																										
TOTALS			2,800	2,094	257,983																									
EXTRA FEATURES			95002 GEORGE CT, 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													
3	0812	CONCRETE C	0	100	0	0	1,116.00	SF	4.00	4.00	100	2005	2005	3	87	3,884														
4	0680	POLE SHED	0	100	9	16	144.00	SF	7.50	7.50	100	2005	2005	3	44	475														
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	22.50	22.50	100	2005	2005	3	27	972														
6	0680	POLE SHED	0	100	16	18	288.00	SF	7.50	7.50	100	2005	2005	3	44	950														
7	0351	CARPORT MT	0	100	24	20	480.00	SF	6.50	6.50	100	2020	2020	3	93	2,902														
LAND DESCRIPTION			TOTAL OB/XF 9,183																											
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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	75,000.00	75,000.00	123,000													
REVIEW DATE 12/07/2020 BY KW Total Acres: 1.64 Total Land Value: 123,000 Market: 0 Agricultural: 0 Common: 123,000 PRINTED 08/02/2023 BY SYS																														