



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4008.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,202	100	3,202	482,926
FDG	400	60	240	36,197
FGR	697	55	383	57,764
FOP	54	30	16	2,413
FOP	364	30	109	16,439
TOTALS	4,717		3,950	595,739

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,950	105.8400	150.82	595,739	2021	2021	0	0	0	0.00	100.00

1 SFR CUST - 100% - 2022

Heated Area: 3202

HX Base Yr 2022

The site map illustrates the layout of a property with several distinct areas and their dimensions. The overall lot is 49 units wide and 55 units deep. The areas are defined as follows:

- FOP 2021**: A complex shape in the upper left with dimensions 4.2, 6, 4.2, 36, 6, 4.2, 9, 4.2, 7, 4.2, 8, 3, 18, 5.7, and 6.
- BAS 2021**: A large rectangular area in the center with dimensions 49 and 55.
- FOP 2021**: A small rectangular area in the lower left with dimensions 12, 6, 12, 6, 12, 3, 7, 3, 9, 5, 3, 17, 31, 22, 34, and 3.
- FGR 2021**: A rectangular area in the lower right with dimensions 34, 22, 31, and 3.
- FDG 2021**: A square area on the right with dimensions 20, 20, 20, and 20.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023

MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		595,739		
TOTAL MARKET OB/XF VALUE		68,390		
TOTAL LAND VALUE - MARKET		75,000		
TOTAL MARKET VALUE		739,129		
SOH/AGL Deduction		95,370		
ASSESSED VALUE		643,759		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		593,759		
TOTAL JUST VALUE		739,129		
NCON VALUE		47,742		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		578,657		

EXTRA FEATURES						95029 BROOKHILL PL, FERNANDINA BEACH				INC DATE				AG DATE			
L N	OB/CF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/CF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	63	4	252.00	SF	6.50	6.50	100	2021	2021	3	100	1,638	
2	0812	CONCRETE C	0	100	0	0	1,851.00	SF	4.00	4.00	100	2021	2021	3	100	7,404	
3	0811	CONCRETE B	0	100	0	0	2,232.00	SF	5.20	5.20	100	2021	2021	3	100	11,606	
4	0855	CONC PAVER	0	100	0	0	260.00	SF	10.00	10.00	100	2022	2022	3	100	2,600	
5	0866	POOL FIBER	0	100	0	0	349.00	SF	72.00	72.00	100	2022	2022	3	100	25,128	
6	0855	CONC PAVER	0	100	0	0	1,487.00	SF	10.00	10.00	100	2022	2022	3	100	14,870	
7	0476	VF 6 SBPL	0	100	0	0	142.00	LF	32.00	32.00	100	2022	2022	3	100	4,544	
8	0470	VNVL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	
				</													