

BLOCK 2 LOT 7
IN OR 1590/1135
R788247 & R788248

BOYD FELIX JR
95070 BIG OAK AV
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0002-0070



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																				
Exterior Wall	30	VINYL 100	0800	02	2,052	135.5200	94.86	194,653	1994	1994	0	0	0	70.00	30.00																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2009													Heated Area: 2052										HX Base Yr 2009									
Roof Cover	12	MODULAR MT 100	27 76 27 76 BAS 1999																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 80																																	
Interior Floo	08	SHT VINYL 20																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		4 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
Quality			04	Quality Level 04																															
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	2,052	100	2,052	58,396																															
TOTALS			2,052	2,052	58,396																														
EXTRA FEATURES										95070 BIG OAK AVE, FERNANDINA BEACH										05/26/2023 MLU															
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	1243	WD DECK F	0 100	13	12	156.00	SF	8.00	8.00	100	1999	1999	3	20	250																				
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695																				
3	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	100	2002	2002	3	21	538																				
LAND DESCRIPTION										TOTAL OB/XF										3,483															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																		
REVIEW DATE 07/09/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																																			