

BLOCK 2 LOT 12
IN OR 1958/839
BIG OAK PB 5/357

ALCORN MIRANDA KAY/THOMPSON VINSON L EST ET AL
96065 NORTHSORE DR
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0150-0002-0120



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										
Exterior Wall	30	VINYL 100	0800	02	2,052	116.0000	81.20	166,622	2015	2015	0	0	15.00	85.00											
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 0% - 0													Heated Area: 2052 HX Base Yr									
Roof Cover	03	COMP SHNGL 100	27 76 27 76 BAS 2015																						
Interior Wall	05	DRYWALL 100																							
Interior Floo	08	SHT VINYL 50																							
Interior Floo	14	CARPET 50																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		4 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	0	0 100																							
Units		0 100																							
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	2,052	100	2,052	141,629																					
TOTALS			2,052	2,052	141,629																				
EXTRA FEATURES			95079 RAINTREE LN, 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	0940	SHEDS/PORT	0	0	24	12			18.00	100	2016	2016	3	78	4,044										
3	0681	POLE SHED	0	0	14	24			15.00	100	1999	1999	3	28	1,411										
5	0681	POLE SHED	0	0	16	8			15.00	100	2016	2016	3	84	1,613										
LAND DESCRIPTION																									
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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								
REVIEW DATE 03/07/2022 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS																									