

PT OF SEC 33-2N-28E &
PT OF SEC 43-2N-28E
IN OR 2347/481

BLUEBERRY PATCH PARTNERS LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

2023

33-2N-28-0000-0004-0000



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	VALUATION SUMMARY																
Exterior Wall		12	CEDAR 100		0100	01	1,432	137.2800	123.90	177,425	1970	1985	0	0	0	18.50	81.50	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0										Heated Area: 1328										HX Base Yr									
Roof Cover		12	MODULAR MT 100																															
Interior Wall		06	CUST PANEL 100																															
Interior Floop		08	SHT VINYL 100																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms		2	100																															
Bathrooms		1	100																															
Frame		02	WOOD FRAME 100																															
Stories		1.5	1.5 100																															
Units		0	100																															
Occupancy		00	NONE 100																															
Quality		05	Quality Level 05																															
DOR CODE		5000	IMPROVED AG																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4005.00																																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS		944	100	944	95,324																													
FUS		384	100	384	38,776																													
UOP		120	20	24	2,424																													
UOP		192	20	38	3,837																													
UOP		208	20	42	4,241																													
TOTALS		1,848		1,432	144,601																													
EXTRA FEATURES		95015 FRANK WARD RD, 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		0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	31.2	1,092																	