

RAINEY JANA E & ROBERT R JR
93258 SANDOWN DR
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0181-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	4								
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		31		HARDIE BRD 100		0900		01		3,529		101.4885		120.52		425,315		2019		2019		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structur		08		IRREGULAR 100		1		SNGL FAM - 100% - 2020								Heated Area: 2985												HX Base Yr 2020		Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 90																										BUILDING MARKET VALUE					421,062				
Roof Cover		13		STAND SEAM 10																										TOTAL MARKET OB/XF VALUE					23,334				
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					75,000				
Interior Floo		11		CLAY TILE 60																										TOTAL MARKET VALUE					519,396				
Interior Floo		12		HARDWOOD 40																										SOH/AGL Deduction					306,114				
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					213,282				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB 50,000				
Bedrooms				3 100																										BASE TAXABLE VALUE					163,282				
Bathrooms				2.5 100																										TOTAL JUST VALUE					519,396				
Frame		02		WOOD FRAME 100																										NCON VALUE					0				
Stories		2.		2. 100																										INCOME VALUE									
Units		00		NONE 100																										PREVIOUS YEAR MKT VALUE					431,416				
Occupancy																																							
Quality		02		Quality Level 02																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				4088.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,786		100		1,786		213,097																															
FGR		648		55		356		42,476																															
FOP		146		30		44		5,250																															
FSP		344		40		138		16,466																															
FUS		1,199		100		1,199		143,058																															
STR		63		10		6		716																															
TOTALS		4,186				3,529		421,062																															
EXTRA FEATURES										93258 SANDOWN DR, FERNANDINA BEACH										BLD DATE				LGL DATE		06/05/2023		MLU											
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
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		0855		CONC PAVER		0 100		0 0		33.00		SF		10.00		10.00		100		2019		2019		3		99		327											
2		0855		CONC PAVER		0 100		0 0		1,425.00		SF		10.00		10.00		100		2019		2019		3		99		14,108											
3		0463		FENCE GATE		0 100		216 0		3.00		UT		300.00		300.00		100		2019		2019		3		96		864											
4		0462		ST/AL FNC		0 100		0 0		864.00		SF		10.00		10.00		100		2019		2019		3		93		8,035											