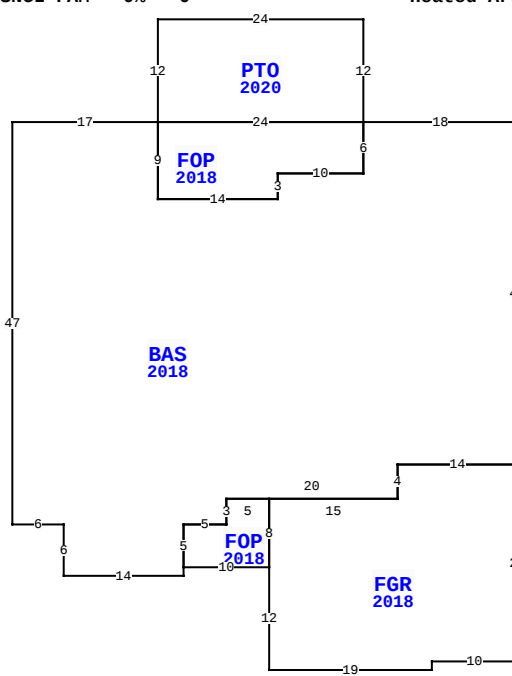


SULLIVAN DEBORAH & DANIEL J III
96532 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

39-2N-28-0680-0039-0000

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		31	HARDIE BRD 100							0900	01	2,947	113.9985	135.37	398,935	2018	2018	0	0	0	1.50	98.50	VALUATION BY					STANDARD												
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 0% - 0														Heated Area: 2513										HX Base Yr						
Roof Cover		05	COMP SHNGL 100																						BUILDING MARKET VALUE										392,951					
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										14,439					
Interior Floor		11	CLAY TILE 50																						TOTAL LAND VALUE - MARKET										175,000					
Interior Floor		13	CARPET 50																						TOTAL MARKET VALUE										582,390					
Air Condition		04	CENTRAL 100																						SOH/AGL Deduction										104,849					
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE										477,541					
Bedrooms			4 100							TOTAL EXEMPTION VALUE										0																				
Bathrooms			3 100							BASE TAXABLE VALUE										477,541																				
Frame		02	WOOD FRAME 100							TOTAL JUST VALUE										582,390																				
Stories		1.	1. 100							NCON VALUE										0																				
Units		00	0 100							INCOME VALUE																														
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE										515,057																				
Quality		04	Quality Level 04																																					
DOR CODE		0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA				04																																	
NEIGHBORHOOD/LOC		4069.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	2,513	100	2,513	335,082																																				
FGR	626	55	344	45,868																																				
FOP	65	30	20	2,666																																				
FOP	186	30	56	7,467																																				
PTO	288	5	14	1,867																																				
TOTALS		3,678		2,947	392,951																																			
EXTRA FEATURES										96532 GRANDE OAKS LN, FERNANDINA BEACH																														
										BLD DATE										LGL DATE																				
										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	0	0	0			1,160.00	SF	10.00				10.00	100	2018	2018	3	98									11,368											
2	0855	CONC PAVER	0	0	0	0			104.00	SF	10.00				10.00	100	2018	2018	3	98									1,019											
3	1076	TRELLIS A	0	0	24	12			288.00	SF	7.50				7.50	100	2020	2020	3	95									2,052											
LAND DESCRIPTION										TOTAL OB/XF										14,439																				
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	000116	C	SFR MARSH	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000																							
																	</																							