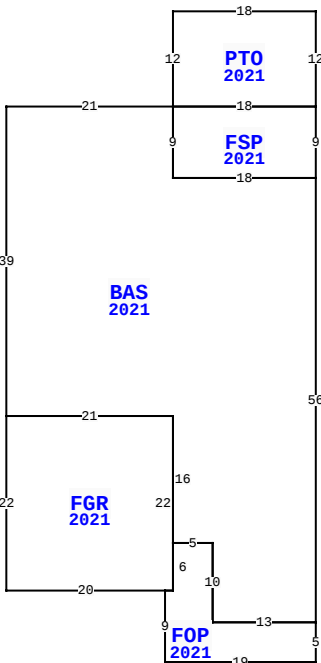


MURAK KONRAD R & MICHELE
83700 NETHER ST
FERNANDINA BEACH, FL 32034

40-2N-27-1101-0037-0000

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					0100	01	2,152	121.5249	109.68	236,031	2021	2021	0	0	0	0.00	100.00	VALUATION BY				STANDARD												
Roof Structure	03	GABLE/HIP 100					1 SINGLE FAM - 100% - 2022										Heated Area: 1777										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																		
Interior Wall	05	DRYWALL 100																																		
Interior Floor	11	CLAY TILE 70																																		
Interior Floor	14	CARPET 30																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		3 100																																		
Bathrooms		2 100																																		
Frame	02	WOOD FRAME 100																																		
Stories	1.	1. 100																																		
Units	0	100																																		
Occupancy	00	NONE 100																																		
Quality		04	Quality Level 04																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA					04																												
NEIGHBORHOOD/LOC		4090	00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,777	100	1,777	194,901																																
FGR	462	55	254	27,859																																
FOP	149	30	45	4,936																																
FSP	162	40	65	7,129																																
PTO	216	5	11	1,206																																
TOTALS		2,766	2,152	236,031																																
EXTRA FEATURES					83700 NETHER ST, 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	0811	CONCRETE B	0 100	0 0	724.00	SF	5.20	5.20	100	2021	2021	3	100	3,765																						
2	0471	VINYL FNC	0 100	0 0	90.00	LF	32.00	32.00	100	2021	2021	3	99	2,851																						
3	0470	VNYL GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594																						
4	0462	ST/AL FNC	0 100	0 0	240.00	SF	10.00	10.00	100	2021	2021	3	98	2,352																						
5	0463	FENCE GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297																						
LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																			
REVIEW DATE 08/02/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																																				