

FANELLI LIVING TRUST/FANELLI JOSEPH J TRUSTEE
83610 WATKINS WALK
FERNANDINA BEACH, FL 32034

40-2N-27-1101-0047-0000



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	2,141	113.6016		102.53	219,517	2019	2019		0	0	1.00	99.00	VALUATION BY		STANDARD								
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2020															Heated Area: 1777					HX Base Yr 2020				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					217,322				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					3,695				
Interior Floo		13	LVT/LAMNT 70																	TOTAL LAND VALUE - MARKET					60,000				
Interior Floo		14	CARPET 30																	TOTAL MARKET VALUE					281,017				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					86,496				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					194,521				
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB		50,000		
Bathrooms			2 100																	BASE TAXABLE VALUE					144,521				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					281,017				
Stories		1.	1. 100																	NCON VALUE					0				
Units			0 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					258,826																			
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	180,374																									
FGR	462	55	254	25,783																									
FOP	149	30	45	4,568																									
FSP	162	40	65	6,597																									
TOTALS		2,550		2,141	217,322																								
EXTRA FEATURES					83610 WATKINS WALK, 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	684.00	SF	5.20	5.20	100	2019	2019	3	99	3,521														
2	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	2019	2019	3	99	174														
LAND DESCRIPTION										TOTAL OB/XF										3,695									
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												
</																													