



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	AP	NORM	% COND	PAGE 1 of 2																									
Exterior Wall	25	MOD METAL 100	0820	02	420	49.3350	32.07	13,469	1965	1965	0	0	10	70.00	20.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2009													Heated Area: 420													HX Base Yr 2009												
Roof Cover	01	MINIMUM 100	Diagram showing a rectangular lot with dimensions 42 (width) and 10 (depth). The lot is labeled "BAS 1993".																																						
Interior Wall	04	PLYWOOD 100																																							
Interior Floo	14	CARPET 90																																							
Interior Floo	07	CORK/VTILE 10																																							
Air Condition	02	WINDOW 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		2 100																																							
Bathrooms		1 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
Quality			01	Quality Level 01																																					
DOR CODE			0100 SINGLE FAMILY																																						
MAP NUM			MKT AREA													04																									
NEIGHBORHOOD/LOC			4005.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	420	100	420	2,694																																					
TOTALS			420		420	2,694																																			
EXTRA FEATURES			96148 DUVAL 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	0812	CONCRETE C	0 100	0	0	2,604.00	SF	3.00	3.00	100	1994	1994	3	70	5,468																										
TOTAL OB/XF 5,468																																									
LAND DESCRIPTION			TOTAL OB/XF 5,468																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RS-2	0.00	0.00	0.99	AC		1.00	1.00	1.00	75,000.00	75,000.00	74,250																								
REVIEW DATE 03/28/2019 BY KW Total Acres: 0.99 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 08/02/2023 BY SYS																																									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8358	NEW CONSTR	36,620	09/10/1992
5165	NEW CONSTR	66,240	09/15/1988
4545	NEW CONSTR	44,351	12/10/1987
4721	NEW CONSTR	1,500	12/10/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1591/0477	10/29/2008	QC	U	I	01	100
GRANTOR: WADE LATRELLE						
GRANTEE: WADE RONALD D SR						
1162/1041	8/14/2003	QC	U	I	01	100
GRANTOR: WADE RONALD D SR						
GRANTEE: WADE LATRELLE H						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W42 S10 E42 N10 .									

REVIEW DATE	03/28/2019	BY	KW	Total Acres: 0.99	Total Land Value: 74,250	Market: 0	Agricultural: 0	Common: 74,250	PRINTED 08/02/2023 BY SYS
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