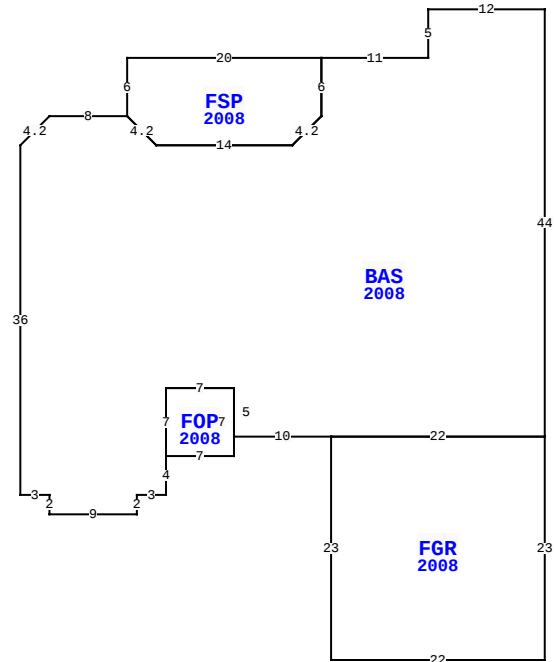


HOLDEN EDWARD W JR
95465 SONOMA DR
FERNANDINA BEACH, FL 32034

40-2N-28-225V-0001-0020

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		16	WD FR STUC 100							0100	01	2,359	108.3880		97.82	230,757	2008	2008	0	0	0	7.00	93.00	STANDARD																									
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2014										Heated Area: 1998										HX Base Yr 2014																			
Roof Cover		05	COMP SHNGL 100																											Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100																											BUILDING MARKET VALUE										214,604									
Interior Floo		13	LVT/LAMNT 80																											TOTAL MARKET OB/XF VALUE										47,276									
Interior Floo		14	CARPET 20																											TOTAL LAND VALUE - MARKET										75,000									
Air Condition		03	CENTRAL 100																											TOTAL MARKET VALUE										336,880									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										133,766																			
Bedrooms			4 100																	ASSESSED VALUE										203,114																			
Bathrooms			2 100																	TOTAL EXEMPTION VALUE										HX HB 50,000																			
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										153,114																			
Stories		1.	1. 100																	TOTAL JUST VALUE										336,880																			
Units		00	NONE 100																	NCON VALUE										0																			
Occupancy		00	NONE 100																	INCOME VALUE																													
																				PREVIOUS YEAR MKT VALUE										297,322																			
Quality		03	Quality Level 03																																														
DOR CODE		0100	SINGLE FAMILY																																														
MAP NUM			MKT AREA																	04																													
NEIGHBORHOOD/LOC		4068.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,998	100	1,998	181,763																																													
FGR	506	55	278	25,290																																													
FOP	49	30	15	1,364																																													
FSP	171	40	68	6,186																																													
TOTALS		2,724	2,359	214,604																																													
EXTRA FEATURES					95465 SONOMA DR, FERNANDINA BEACH										BLD DATE				LGL DATE		05/18/2023		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	0811	CONCRETE B	0 100	0 0	673.00	SF	5.20	5.20	100	2008	2008	3	90	3,150																																			
2	0476	VF 6 SBPL	0 100	0 0	90.00	LF	32.00	32.00	100	2009	2009	3	78	2,246																																			
3	0810	CONCRETE A	0 100	0 0	360.00	SF	6.50	6.50	100	2008	2008	3	90	2,106																																			
4	0861	POOL GUNIT	0 100	28 14	392.00	SF	85.00	85.00	100	2021	2021	3	98	32,654																																			
5	0855	CONC PAVER	0 100	0 0	712.00	SF	10.00	10.00	100	2021	2021	3	100	7,120																																			