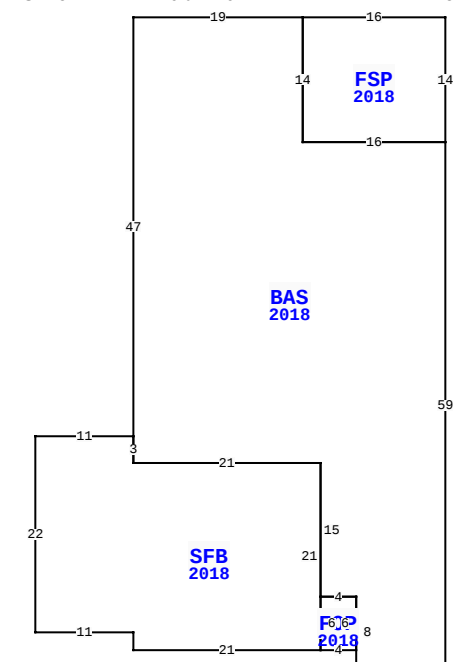


RICHMOND AMERICAN HOMES OF FL
10255 FORTUNE PARKWAY STE #150
JACKSONVILLE, FL 32256

41-2N-28-1140-0002-0000

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	2,459	127.8432	115.38	283,719	2018	2018		0	0	1.50	98.50	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM - 0% - 0										Heated Area: 2362										HX Base Yr									
Roof Cover		05	COMP SHNGL 100																																				
Interior Wall		03	DRYWALL 100																																				
Interior Floor		11	CLAY TILE 60																																				
Interior Floor		14	CARPET 40																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			4 100																																				
Bathrooms			2.5 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Units			0 100																																				
Occupancy		00	NONE 100																																				
Quality		06	Quality Level 06																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				04																																
NEIGHBORHOOD/LOC		4068.100																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,816	100	1,816	206,387																																			
FOP	24	30	7	796																																			
FSP	224	40	90	10,228																																			
SFB	683	80	546	62,052																																			
TOTALS		2,747		2,459	279,463																																		
EXTRA FEATURES										95404 WOODBRIDGE PKWY, 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	0855	CONC PAVER	0	0	0	376.00	SF	7.00	7.00	100	2018	2018	3	98	2,579																								
2	0462	ST/AL FNC	0	0	0	264.00	SF	10.00	10.00	100	2018	2018	3	90	2,376																								
3	0855	CONC PAVER	0	0	0	2,814.00	SF	7.00	7.00	100	2018	2018	3	98	19,304																								
4	0810	CONCRETE A	0	0	15	270.00	SF	6.50	6.50	100	2018	2018	3	98	1,720																								
LAND DESCRIPTION										TOTAL OB/XF										25,979																			
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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						