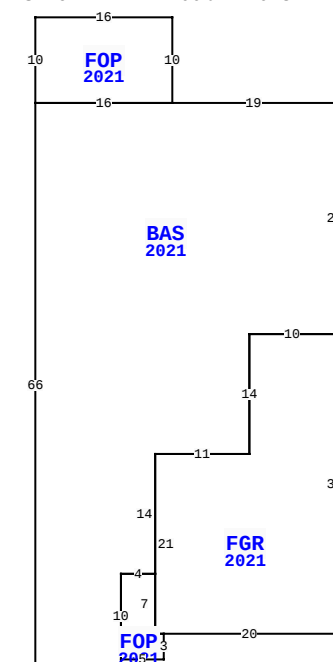


KANE MATTHEW THOMPSON
95332 COLLEGE PKWY
FERNANDINA BEACH, FL 32034

42-2N-28-1141-0066-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY																			
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND																			
Exterior Wall 31 HARDIE BRD 100										0100 01 1,982 108.7800 98.17 194,573 2021 2021 0 0 0.00 100.00																			
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2023 Heated Area: 1601 HX Base Yr 2023																			
Roof Cover 03 COMP SHNGL 100																													
Interior Wall 05 DRYWALL 100																													
Interior Floo 13 LVT/LAMNT 50																													
Interior Floo 14 CARPET 50																													
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 03 Quality Level 03																													
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 1,601 100 1,601 157,170																													
FGR 581 55 320 31,414																													
FOP 43 30 13 1,276																													
FOP 160 30 48 4,712																													
TOTALS 2,385 1,982 194,573																													
EXTRA FEATURES										95332 COLLEGE PKWY, 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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0810 CONCRETE A 0 100 8 3 24.00 SF 6.50 6.50 100 2021 2021 3 100 156										05/18/2023 MLU																			
2 0811 CONCRETE B 0 100 0 0 624.00 SF 5.20 5.20 100 2021 2021 3 100 3,245																													
3 0476 VF 6 SBPL 0 100 0 0 120.00 LF 32.00 32.00 100 2021 2021 3 99 3,802																													
4 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2021 2021 3 99 297																													
5 0462 ST/AL FNC 0 100 50 0 200.00 SF 10.00 10.00 100 2021 2021 3 98 1,960																													
6 0463 FENCE GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2021 2021 3 99 297																													
LAND DESCRIPTION										TOTAL OB/XF 9,757																			
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 000134 C SFR POND 100										0.00 0.00 1.00 LT 1.00 1.00 1.00 75,000.00 75,000.00 75,000																			
REVIEW DATE 08/03/2021 BY KW										Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																			