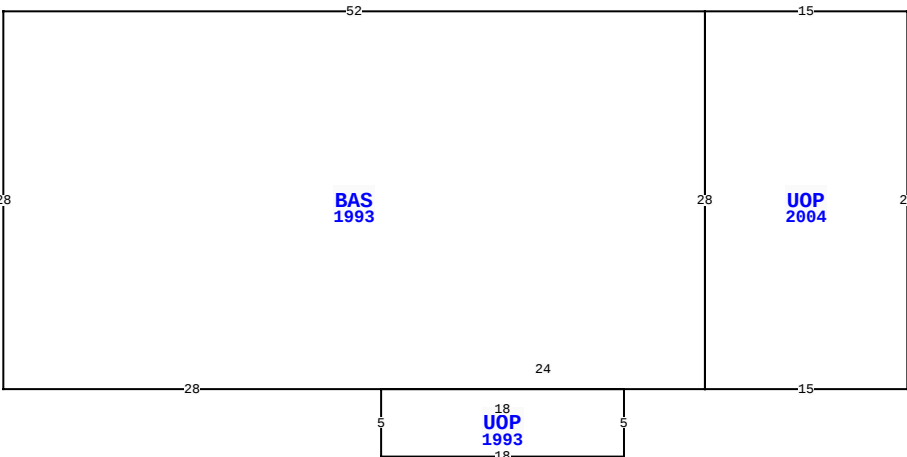


BENNETT PAMELA RUTH/PANKE RUSSELL D ET AL
95142 PARTY LN
FERNANDINA BEACH, FL 32034

44-2N-28-5120-000A-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0100	01	1,558	104.0400	93.90	146,296	1975	1975	0	0	19.00	81.00	VALUATION BY								STANDARD									
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2018										Heated Area: 1456										HX Base Yr 2018									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	04	PLYWOOD 100																																					
Interior Floo	03	CONC FINSH 100																																					
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																																					
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		6000	PASTURELAND 1																																				
MAP NUM		MKT AREA																		04																			
NEIGHBORHOOD/LOC		4009.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,456	100	1,456	110,742																																			
UOP	90	20	18	1,369																																			
UOP	420	20	84	6,389																																			
TOTALS		1,966	1,558		118,500																																		
EXTRA FEATURES										95142 PARTY LN, FERNANDINA BEACH																													

TRACT A (S-2 & S-15)
IN OR 2319/1967
EX S-1 & S-3 THRU S-14 & S-16

BENNETT PAMELA RUTH/PANKE RUSSELL D ET AL
95142 PARTY LN
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5120-000A-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	11	CLAY TILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Quality		03	Quality Level 03	
DOR CODE		6000 PASTURELAND 1		
MAP NUM			MKT AREA	04
NEIGHBORHOOD/LOC		4009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	27,082
UOP	120	25	30	605
UOP	160	25	40	806
TOTALS	1,624		1,414	28,492

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,414	124.0000	80.60	113,968	1991	1991	0	0	5	70.00	25.00
2 M/H 93- - 0% - 2018				Heated Area: 1344				HX Base Yr 2018				
12 10 UOP 2016 10 12 31 25 BAS 2016 24 38 18 24 16 10 UOP 2016 10 16												
BLD DATE						LGL DATE			05/31/2022			