

LOT 15
IN OR 1903/473
MURRAY'S TRIANGLE PB 6/31

HICE HOWARD R JR & LUCINDA H
95164 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-514M-0015-0000



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	PAGE 1 of 2 4														
Exterior Wall	31	HARDIE BRD 100	0900	01	2,971	119.4505	141.85	421,436	2018	2018	0	0	0	1.50	98.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 2461													
Roof Cover	03	COMP SHNGL 90														HX Base Yr													
Roof Cover	11	SLATE 10																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 80																											
Interior Floo	14	CARPET 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
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			4064.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,461	100	2,461	343,857																									
FCP	299	25	75	10,479																									
FGR	483	55	266	37,166																									
FOP	238	30	71	9,920																									
FOP	325	30	98	13,692																									
TOTALS			3,806	2,971	415,114																								
EXTRA FEATURES			95164 NASSAU RIVER 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465													
2	0810	CONCRETE A	0	100	50	4	200.00	SF	6.50	6.50	100	2018	2018	3	98	1,274													
3	0812	CONCRETE C	0	100	0	0	3,264.00	SF	4.00	4.00	100	2018	2018	3	98	12,795													
4	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	2018	2018	3	90	26,775													
5	0855	CONC PAVER	0	100	0	0	466.00	SF	10.00	10.00	100	2018	2018	3	98	4,567													
6	0911	SCRN RM A	0	100	34	24	816.00	SF	17.50	17.50	100	2018	2018	3	86	12,281													
TOTAL OB/XF																		61,157											
LAND DESCRIPTION																													
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	45,000.00	49,500.00	49,500												
REVIEW DATE 01/22/2019 BY KW Total Acres: 0.00 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/02/2023 BY SYS																													

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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		25		MOD METAL 100		6500		11		510		77.5500		27.14		13,841		2018		2018		0		0		4.00		96.00		VALUATION BY					STANDARD					
Roof Structur		10		STEEL FRME 100		2		GARAGE RES - 100% - 2020								Heated Area: 420														Tax Group: 4					Tax Dist:					
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					428,401					
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					61,157					
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					49,500					
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					539,058					
Heating Type		01		NONE 100																										SOH/AGL Deduction					0					
Bedrooms				0 100																										ASSESSED VALUE					539,058					
Bathrooms				0 100																										TOTAL EXEMPTION VALUE					13					
Frame		05		STEEL 100																										BASE TAXABLE VALUE					0					
Stories		1.		1. 100																										TOTAL JUST VALUE					539,058					
Units				0 100																										NCON VALUE					0					
																														INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					421,755					
																				</																				