

BLK A {K/A PARCEL A} LOT 1
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

HARRISON ROBERT CROSLAND
PO BOX 16556
SURFSIDE BEACH, SC 29587

2023

44-2N-28-5180-0001-0000



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									
Exterior Wall	20	FACE BRICK 100	0100	01	2,939	122.8392	110.86	325,818	1974	1985	0	0	26.35	73.65	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2004												Heated Area: 2843									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2004									
Interior Wall	05	DRYWALL 100																						
Interior Floo	11	CLAY TILE 80																						
Interior Floo	13	LVT/LAMNT 20																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		3 100																						
Bathrooms		3 100																						
Frame	02	WOOD FRAME 100																						
Stories	1.	1. 100																						
Units		0 100																						
BUD8 Adjustme	04	DIST 01 100																						
Occupancy	00	NONE 100																						
Quality			05	Quality Level 05																				
DOR CODE			0100 SINGLE FAMILY																					
MAP NUM																	MKT AREA		04					
NEIGHBORHOOD/LOC			4009.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,592	100	1,592	129,984																				
BAS	575	100	575	46,948																				
BAS	676	100	676	55,194																				
FOP	60	30	18	1,469																				
FOP	260	30	78	6,369																				
TOTALS			3,163	2,939	239,965																			
EXTRA FEATURES			95145 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	0811	CONCRETE B	0	100	0	0	804.00	SF	5.20	5.20	100	1980	1980	3	35	1,463								
2	0810	CONCRETE A	0	100	0	0	2,564.00	SF	6.50	6.50	100	1992	1992	3	66	11,000								
3	0858	SCULP CONC	0	100	0	0	318.00	SF	13.00	13.00	100	1992	1992	3	89	3,679								
5	0311	WD GANG WY	0	100	19	3	57.00	SF	0.45	0.45	100	1996	1996	3	20	5								
6	0300	BOAT DCK W	0	100	0	0	310.00	SF	0.40	0.40	100	1996	1996	3	25	31								
8	0303	FLT DOCK W	0	100	20	8	160.00	SF	0.26	0.26	100	1999	1999	3	28	12								
9	0866	POOL FIBER	0	100	24	10	240.00	SF	72.00	72.00	100	2002	2002	3	21	3,629								
10	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	21	210								
11	0845	KOOL DECK	0	100	0	0	375.00	SF	7.25	7.25	100	2002	2002	3	83	2,257								
12	0911	SCRN RM A	0	100	26	25	650.00	SF	17.50	17.50	100	2002	2002	3	21	2,389								
LAND DESCRIPTION			TOTAL OB/XF 24,675																					
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	000132	C	SFR RIVER	100		RS-1	100.00	380.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							
REVIEW DATE 04/17/2019 BY KW Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS																								

HARRISON ROBERT CROSLAND
PO BOX 16556
SURFSIDE BEACH, SC 29587

44-2N-28-5180-0001-0000

[illegible]