

BLK A {K/A PARCEL A} LOT 13
IN OR 206/38
WILDERS SUB OF NASSAU RIVER

PEACOCK RONALD L & CLADDIE J
95383 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5180-0013-0000



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 1 4														
Exterior Wall	20	FACE BRICK 80	0100	01	2,867	119.8829	108.19	310,181	1979	1995	0	0	0	18.85	81.15	VALUATION BY STANDARD													
Exterior Wall	05	AVERAGE 20	1 SINGLE FAM - 100% - 1999 Heated Area: 2396 HX Base Yr 1999													Tax Group: 4 Tax Dist:													
Roof Structure	03	GABLE/HIP 100														BUILDING MARKET VALUE 251,712													
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE 13,854													
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 400,000													
Interior Floor	14	CARPET 70														TOTAL MARKET VALUE 665,566													
Interior Floor	12	HARDWOOD 30														SOH/AGL Deduction 332,219													
Air Condition	03	CENTRAL 100														ASSESSED VALUE 333,347													
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE HX HB 50,000													
Bedrooms	4	100														BASE TAXABLE VALUE 283,347													
Bathrooms	3	100														TOTAL JUST VALUE 665,566													
Frame	02	WOOD FRAME 100														NCON VALUE 0													
Stories	2.	2. 100														INCOME VALUE													
Units	0	100														PREVIOUS YEAR MKT VALUE 569,333													
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality	06	Quality Level 06																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	4009.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,670	100	1,670	146,619																									
FGR	696	55	383	33,626																									
FOP	99	30	30	2,634																									
FOP	143	30	43	3,775																									
FUS	726	100	726	63,740																									
PTO	220	5	11	966																									
STP	12	10	1	88																									
STP	28	10	3	264																									
TOTALS	3,594		2,867	251,712																									
EXTRA FEATURES					95383 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	0810	CONCRETE A	0	100	0	0	612.00	SF	6.50	6.50	100	1990	1990	3	62	2,466													
2	0300	BOAT DCK W	0	100	0	0	387.00	SF	40.00	40.00	100	2003	2003	3	36	5,573													
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715													
6	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1998	1998	3	20	500													
7	0825	BRICK	0	100	7	8	56.00	SF	12.50	12.50	100	1998	1998	3	93	651													
8	0310	AL GANG WY	0	100	0	0	30.00	LF	115.00	115.00	100	2003	2003	3	22	759													
9	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	880													
10	0350	CARPORT WD	0	100	12	24	288.00	SF	13.00	13.00	100	2007	2007	3	35	1,310													
TOTAL OB/XF 13,854																													
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												
1	000132	C	SFR RIVER	100		RS-1	100.00	475.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000												
REVIEW DATE 06/27/2017 BY KW Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS																													