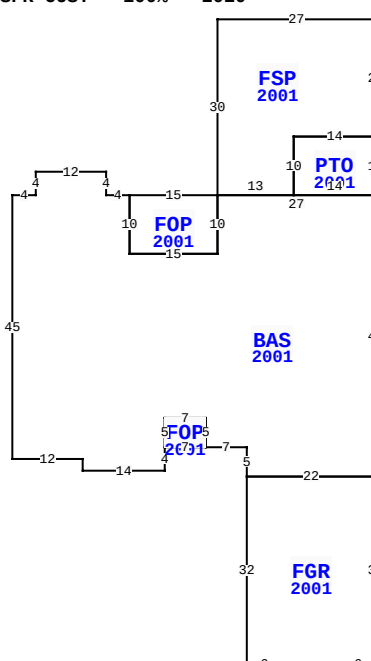


SNYDER ALAN K & JEANIE M
95544 WILDER BLVD
FERNANDINA BEACH, FL 32034

44-2N-28-5200-0013-0000

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	VALUATION SUMMARY																									
Exterior Wall		17	CB STUCCO 100		0500	01	3,442	106.2600	151.42	521,188	2001	2005		0		0	8.50	91.50	VALUATION BY		STANDARD																						
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2020													Heated Area: 2719													HX Base Yr 2020												
Roof Cover		12	MODULAR MT 100															BUILDING MARKET VALUE													476,887												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													66,907												
Interior Floo		11	CLAY TILE 50															TOTAL LAND VALUE - MARKET													400,000												
Interior Floo		14	CARPET 50															TOTAL MARKET VALUE													943,794												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													360,834												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													582,960												
Bedrooms			3 100															TOTAL EXEMPTION VALUE													HX HB DV 60,000												
Bathrooms			2.5 100															BASE TAXABLE VALUE													522,960												
Frame		03	MASONRY 100															TOTAL JUST VALUE													943,794												
Stories		1.	1. 100															NCON VALUE													0												
Units		00	0 100		INCOME VALUE																																						
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE													742,990																									
Quality		03	Quality Level 03																																								
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	2,719	100	2,719	376,716																																							
FGR	714	55	393	54,450																																							
FOP	35	30	10	1,385																																							
FOP	150	30	45	6,235																																							
FSP	670	40	268	37,132																																							
PTO	140	5	7	970																																							
TOTALS	4,428		3,442	476,887																																							
EXTRA FEATURES					95544 WILDER BLVD, FERNANDINA BEACH															BLD DATE					LGL DATE					05/31/2023					MLU								
																				XF DATE					LAND DATE																		
																				INC DATE					AG DATE																		
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	0855	CONC PAVER	0 100	0	0	678.00	SF	10.00	10.00	100	2001	2001	3	82	5,560																												
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010																												
3	0861	POOL GUNIT	0 100	0	0	336.00	SF	85.00	85.00	100	2001	2001	3	29	8,282																												
4	0877	JACUZZI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400																												
6	0855	CONC PAVER	0 100	0	0	2,275.00	SF	10.00	10.00	100	2001	2001	3	82	18,655																												
7	1126	CB/STC 8"	0 100	0	0	30.00	SF	8.00	8.00	100	2001	2001	3	82	197																												
8	0911	SCRN RM A	0 100	35	30	1,050.00	SF	17.50	17.50	100	2021	2021	3	97	17,824																												
9	0300	BOAT DCK W	0 100	0	0	376.00	SF	40.00	40.00	100	2003	2003	3	36	5,414																												
10	0310	AL GANG WY	0 100	0	0	36.00	LF	115.00	115.00	100	2003	2003	3	22	911																												
11	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2003	2003	3	22	506																												
LAND DESCRIPTION					TOTAL OB/XF															60,759																							
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	0006	RS-1	100.00	325.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000																										

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		4				
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
																						VALUATION BY					STANDARD									
																						Tax Group: 4					Tax Dist:									
																						BUILDING MARKET VALUE					476,887									
																						TOTAL MARKET OB/XF VALUE					66,907									
																						TOTAL LAND VALUE - MARKET					400,000									
																						TOTAL MARKET VALUE					943,794									
																						SOH/AGL Deduction					360,834									
																						ASSESSED VALUE					582,960									
																						TOTAL EXEMPTION VALUE					HX HB DV 60,000									
																						BASE TAXABLE VALUE					522,960									
																						TOTAL JUST VALUE					943,794									
																						NCON VALUE					0									
																						INCOME VALUE														
																						PREVIOUS YEAR MKT VALUE					742,990									