

CUTTINO MARION L
17430 CONNER RD
HILLIARD, FL 32046

44-2N-28-5210-0060-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 20 FACE BRICK 100										0900 01 2,937 117.5517 139.59 409,976 1999 1999 0 0 17.25 82.75										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 0 Heated Area: 2349 HX Base Yr										BUILDING MARKET VALUE 339,255									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 46,315									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 399,000									
Interior Floo 11 CLAY TILE 70																				TOTAL MARKET VALUE 784,570									
Interior Floo 14 CARPET 30																				SOH/AGL Deduction 467,194									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 317,376									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB VX WX 60,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 257,376									
Bathrooms 2.5 100																				TOTAL JUST VALUE 784,570									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 515,849									
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1801853 REPAIR/RRF 6,000 03/01/2018									
MAP NUM MKT AREA 04																				9964482 XF0B 19,200 11/01/1999									
NEIGHBORHOOD/LOC 4006.00																				9905912 NEW CONSTR 157,964 03/01/1999									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,349 100 2,349 271,335																													
FEP 340 80 272 31,419																													
FGR 488 55 268 30,957																													
FOP 41 30 12 1,386																													
FOP 121 30 36 4,158																													
TOTALS 3,339 2,937 339,255																													
EXTRA FEATURES										95244 ARBOR LN, FERNANDINA BEACH										BLD DATE LGL DATE									
																				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										05/30/2023 MLU																			
1 0810 CONCRETE A 0 100 0 0 3,376.00 SF 6.50 6.50 100 1999 1999 3 79 17,336																													
3 0510 GARAGE WD- 0 100 32 24 768.00 SF 35.00 35.00 100 2000 2000 3 29 7,795																													
4 0681 POLE SHED 0 100 11 28 308.00 SF 15.00 15.00 100 2001 2001 3 30 1,386																													
5 1127 BRICK 8" 0 100 0 0 40.00 SF 11.00 11.00 100 2001 2001 3 95 418																													
6 0855 CONC PAVER 0 100 0 0 264.00 SF 10.00 10.00 100 2010 2010 3 92 2,429																													
7 0350 CARPORT WD 0 100 15 22 330.00 SF 13.00 13.00 100 2010 2010 3 50 2,145																													
8 0462 ST/AL FNC 0 100 340 0 1,700.00 SF 10.00 10.00 100 2015 2015 3 81 13,770																													
9 0092 AUTO GATE 0 100 0 0 1.00 UT 1,400.00 1,400.00 100 2015 2015 3 74 1,036																													
LAND DESCRIPTION										TOTAL OB/XF 46,315																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000115 C SFR ACRES 100 0.00 0.00 5.32 AC 1.00 1.00 1.00 75,000.00 75,000.00 399,000																													
REVIEW DATE 07/30/2018 BY KWX										Total Acres: 5.32 Total Land Value: 399,000 Market: 0 Agricultural: 0 Common: 399,000										PRINTED 08/02/2023 BY SYS									