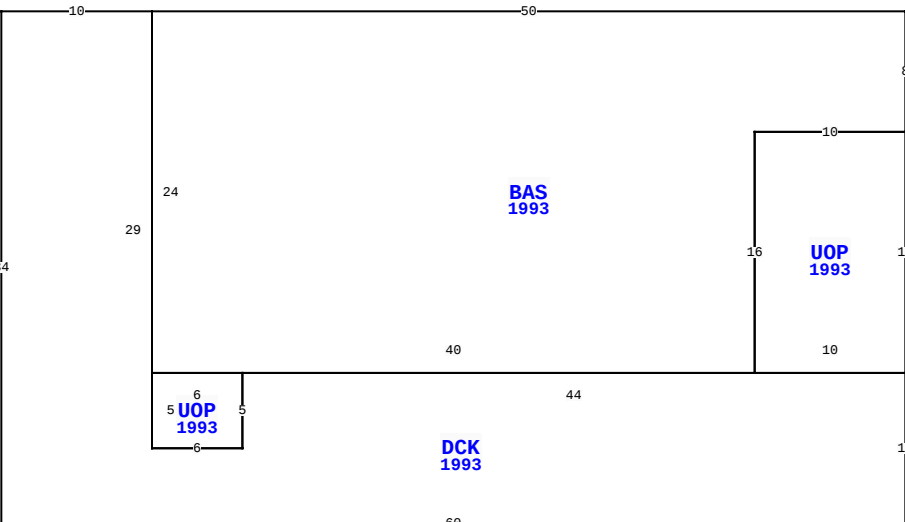


MAREADY EARLY R/THORP SHANNON ET AL
95002 JASPER WAY
FERNANDINA BEACH, FL 32034

45-2N-28-5220-000H-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																	
Exterior Wall	03	BELOW AVG. 100								0100	01	1,159	60.4200	54.53	63,200	1947	1947	0	0	20	50.00	30.00	VALUATION BY STANDARD																
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2012										Heated Area: 1040										HX Base Yr 2012									
Roof Cover	01	MINIMUM 100																																					
Interior Wall	02	WALL BD/WD 100																																					
Interior Floor	09	PINE WOOD 100																																					
Air Condition	01	NONE 100																																					
Heating Type	02	CONVECTION 100																																					
Bedrooms		2 100																																					
Bathrooms		1 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
BUD8 Adjustme	04	DIST 01 100																																					
Occupancy	00	NONE 100																																					
Quality		02	Quality Level 02																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM		MKT AREA						04																															
NEIGHBORHOOD/LOC		4005.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,040	100	1,040	17,013																																			
DCK	810	10	81	1,325																																			
UOP	30	20	6	98																																			
UOP	160	20	32	524																																			
TOTALS		2,040	1,159	18,960																																			
EXTRA FEATURES										95002 JASPER WAY, 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	0300	BOAT DCK W	0 100	54	4	216.00	SF	20.00	20.00	100	2000	2000	3	29	1,253																								
2	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152																								
4	1242	WD DECK A	0 0	12	6	72.00	SF	10.00	10.00	100	1990	1990	3	20	144																								
5	1242	WD DECK A	0 100	10	16	160.00	SF	10.00	10.00	100	2005	2005	3	27	432																								
7	0756	FEP	0 0	18	10	180.00	SF	27.00	27.00	100	2005	2005	3	27	1,312																								
LAND DESCRIPTION																																							
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	000100	C	SFR	100	0005	RS-1	0.00	0.00	2.10	AC		1.00	1.00	1.00	75,000.00	75,000.00	157,500																						
2	000130	C	SFR WATER	100	0005		25.00	400.00	25.00	FF		1.00	1.00	0.50	3,500.00	1,750.00	43,750																						
REVIEW DATE 09/08/2022 BY DJX Total Acres: 2.10 Total Land Value: 201,250 Market: 0 Agricultural: 0 Common: 201,250 PRINTED 08/02/2023 BY SYS																																							

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