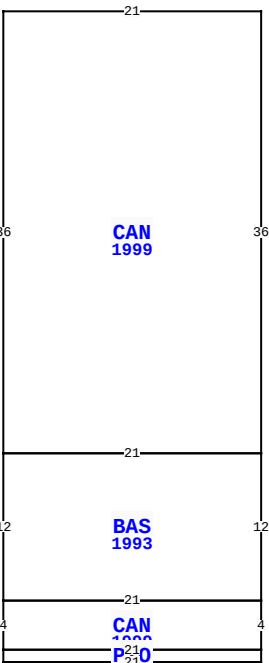


NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

45-2N-28-525A-0008-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																													
Exterior Wall	15	CONC BLOCK 100								3803	04	505	68.9850	121.24	61,226	1985	1985	0	0	46.25	53.75	VALUATION BY					STANDARD																						
Roof Structur	04	WOOD TRUSS 100								1 RSTRM BLDG - 0% - 0										Heated Area: 252										HX Base Yr																			
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE										32,909																			
Interior Wall	01	MINIMUM 100																		TOTAL MARKET OB/XF VALUE										92,852																			
Interior Floo	03	CONC FINSH 100																		TOTAL LAND VALUE - MARKET										214,780																			
Ceiling	02	F.NOT SUS 100																		TOTAL MARKET VALUE										340,541																			
Air Condition	01	NONE 100																		SOH/AGL Deduction										178,941																			
Heating Type	01	NONE 100																		ASSESSED VALUE										161,600																			
Fixtures	2	100																		TOTAL EXEMPTION VALUE										03 161,600																			
Frame	03	MASONRY 100																		BASE TAXABLE VALUE										0																			
Story Height	8	100																		TOTAL JUST VALUE										340,541																			
RMS	2	100																		NCON VALUE										0																			
Stories	1.	1. 100								INCOME VALUE																																							
Units	0	100								PREVIOUS YEAR MKT VALUE										281,167																													
BUD8 Adjustme	04	DIST 01 100																																															
Occupancy	00	NONE 100																																															
Quality		03	Quality Level 03																																														
DOR CODE		8600	COUNTY																																														
MAP NUM			MKT AREA								04																																						
NEIGHBORHOOD/LOC		4003.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	252	100	252	16,422																																													
CAN	84	30	25	1,629																																													
CAN	756	30	227	14,793																																													
PTO	21	5	1	65																																													
TOTALS		1,113	505	32,909																																													
EXTRA FEATURES										94298 WINTERBERRY AV, FERNANDINA BEACH										BLD DATE 02/04/2022										KK																			
																				LGL DATE										02/04/2022										KK									
																				LAND 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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																																	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000																																	
3	0810	CONCRETE A	0	0	0	0	1,041.00	SF	6.50	6.50	100	1999	1999	3	79	5,346																																	
4	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1999	1999	3	84	84																																	
5	0422	CL FNC 4'	0	0	0	0	459.00	LF	15.00	15.00	100	1999	1999	3	52	3,580																																	
7	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1999	1999	3	52	624																																	
9	0350	CARPORT WD	0	0	20	15	300.00	SF	13.00	13.00	100	1999	1999	3	20	780																																	
10	0350	CARPORT WD	0	0	13	15	195.00	SF	13.00	13.00	100	1999	1999	3	20	507																																	
12	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1999	1999	3	100	3,000																																	
13	0920	CWALL -WD/M	0	0	60	3	180.00	LF	390.00	390.00	100	1999	1999	3	20	14,040																																	
LAND DESCRIPTION										TOTAL OB/XF										39,961																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	008600	C	COUNTY	0	0006	RM	0.00	0.00	1.43	AC		1.00	1.00	1.00	150,000.00	150,000.00	214,500																																
2	009620	C	MARSH	0		RM	0.00	0.00	2.80	AC		1.00	1.00	1.00	100.00	100.00	280																																

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