

LOT 23
IN OR 1103/1627
2002 SKYO DW

KING PATRICIA
95144 BLACKHAWK TRAIL
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525F-0023-0000



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 2 4											
Exterior Wall	30	VINYL 100	0800	02	2,345	151.3200	105.92	248,382	2002	2002	0	0	0	48.00	52.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2003													Heated Area: 2280										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2003										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 60																								
Interior Floo	08	SHT VINYL 40																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		3 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
Quality			06	Quality Level 06																						
DOR CODE			5000 IMPROVED AG																							
MAP NUM															MKT AREA 04											
NEIGHBORHOOD/LOC			4004.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,280	100	2,280	125,579																						
UOP	260	25	65	3,580																						
TOTALS			2,540	2,345	129,159																					
EXTRA FEATURES			95144 BLACKHAWK TRL, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045											
2	0812	CONCRETE C	0 100	0	0	2,315.00	SF	4.00	4.00	100	2004	2004	3	86	7,964											
3	0810	CONCRETE A	0 100	23	20	460.00	SF	6.50	6.50	100	2004	2004	3	86	2,571											
4	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2010	2010	3	50	320											
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	005000	C	RURAL HOME	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000									
2	005600	A	TIMBER 3 SI	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	410.00	410.00	1,640									
3	005902	A	HARDWOOD SI	0			0.00	0.00	2.51	AC		1.00	1.00	1.00	175.00	175.00	439									
4	000115	C	SFR ACRES	100			0.00	0.00	3.00	AC		1.00	1.00	0.60	75,000.00	45,000.00	135,000									
5	009910	M	MKT. VAL. AG	0			0.00	0.00	6.51	AC		1.00	1.00	0.50	40,000.00	20,000.00	130,200									
REVIEW DATE 02/09/2022 BY KWA Total Acres: 10.51 Total Land Value: 212,079 Market: 130,200 Agricultural: 2,079 Common: 210,000 PRINTED 08/02/2023 BY SYS																										

KING PATRICIA
95144 BLACKHAWK TRAIL
FERNANDINA BEACH, FL 32034

2023

43 2N 28 9291 0028 0000

[illegible]