

LOT 7  
IN OR 1345/852  
ESMT OR 1001/1559

GRUBBS KERRY S & KIM P  
940832 OLD NASSAUVILLE ROAD  
FERNANDINA BEACH, FL 32034

2023

45-2N-28-549S-0007-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 20               | FACE BRICK 100   |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 11               | CLAY TILE 50     |              |                      |
| Interior Floor           | 14               | CARPET 50        |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 4 100            |              |                      |
| Bathrooms                |                  | 4.5 100          |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 2.               | 2. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 04               | Quality Level 04 |              |                      |
| 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                      | 2,730            | 100              | 2,730        | 384,275              |
| FGR                      | 940              | 55               | 517          | 72,773               |
| FOP                      | 114              | 30               | 34           | 4,786                |
| FOP                      | 350              | 30               | 105          | 14,780               |
| FSP                      | 590              | 40               | 236          | 33,220               |
| FUS                      | 1,626            | 100              | 1,626        | 228,876              |
| STR                      | 28               | 10               | 3            | 422                  |
| TOTALS                   | 6,378            |                  | 5,251        | 739,131              |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |       |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0500                     | 01  | 5,251     | 116.2088    | 165.60         | 869,566        | 2002 | 2002 | 0    | 0    | 15.00 | 85.00  |
| 1 SFR CUST - 100% - 2006 |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 4356        |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 2006          |     |           |             |                |                |      |      |      |      |       |        |
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**GRUBBS KERRY S & KIM P**  
940832 OLD NASSAUVILLE ROAD  
FERNANDINA BEACH, FL 32034

**45-2N-28-549S-0007-0000**

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|-------------|------------|----|-----|-------------------|---------------------------|-----------|-----------------|-----------------|---------------------------|
| REVIEW DATE | 04/26/2019 | BY | KWX | Total Acres: 0.00 | Total Land Value: 346,500 | Market: 0 | Agricultural: 0 | Common: 346,500 | PRINTED 08/02/2023 BY SYS |
|-------------|------------|----|-----|-------------------|---------------------------|-----------|-----------------|-----------------|---------------------------|