

MENTUS MICHAEL J & GINA J
96255 PARK PL
FERNANDINA BEACH, FL 32034

46-3N-28-5065-0015-0000

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 31 HARDIE BRD 100										0500 01 2,798 122.4000 174.42 488,027 2020 2020 0 0 0.50 99.50										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2021 Heated Area: 1904 HX Base Yr 2021										BUILDING MARKET VALUE 485,587									
Roof Cover 13 STAND SEAM 100																				TOTAL MARKET OB/XF VALUE 48,943									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 135,000									
Interior Floo 11 CLAY TILE 50																				TOTAL MARKET VALUE 669,530									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 234,986									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 434,544									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 384,544									
Bathrooms 2.5 100																				TOTAL JUST VALUE 669,530									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 534,734									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4024.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,904 100 1,904 330,436																													
FGR 963 55 530 91,981																													
FOP 177 30 53 9,198																													
FOP 221 30 66 11,454																													
STR 12 10 1 173																													
STR 24 10 2 347																													
UUS 484 50 242 41,999																													
TOTALS 3,785 2,798 485,587																													
EXTRA FEATURES										96255 PARK PL, 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/07/2023 MLU																			
1 0855 CONC PAVER 0 100 42 3 126.00 SF 10.00 10.00 100 2020 2020 3 99 1,247																													
2 0855 CONC PAVER 0 100 0 0 882.00 SF 10.00 10.00 100 2020 2020 3 99 8,732																													
3 0861 POOL GUNIT 0 100 0 0 318.00 SF 85.00 85.00 100 2020 2020 3 95 25,679																													
4 0855 CONC PAVER 0 100 0 0 414.00 SF 10.00 10.00 100 2020 2020 3 99 4,099																													
5 0462 ST/AL FNC 0 100 234 0 936.00 SF 10.00 10.00 100 2020 2020 3 95 8,892																													
6 0463 FENCE GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2020 2020 3 98 294																													
LAND DESCRIPTION										TOTAL OB/XF 48,943																			
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 000133 C SFR LAKE 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 135,000.00 135,000.00 135,000																													
REVIEW DATE 03/04/2021 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																													