

PT OF TRACT C
IN OR 1160/340
LIVE OAK PLANTATION PB 4/117

NORMAN JILL S & JAMES B
94004 SILKVINE LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5102-000C-0040



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											
Exterior Wall	17	CB STUCCO 100	0900	01	2,792	95.8176	113.78	317,674	1998	1998	0	0	0	12.00	88.00	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2004													Heated Area: 2310										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2004										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 70																								
Interior Floo	11	CLAY TILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.5	1.5 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			01	Quality Level 01																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM			MKT AREA												04											
NEIGHBORHOOD/LOC			4020.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,022	100	2,022	202,455																						
FEP	220	80	176	17,622																						
FGR	528	55	290	29,036																						
FOP	54	30	16	1,602																						
FUS	288	100	288	28,837																						
TOTALS			3,112	2,792	279,553																					
EXTRA FEATURES			94004 SILKVINE LN, 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	0812	CONCRETE C	0	100	0	0	1,239.00	SF	4.00	4.00	100	1999	1999	3	79	3,915										
2	0855	CONC PAVER	0	100	0	0	720.00	SF	10.00	10.00	100	2003	2003	3	84	6,048										
3	0911	SCRN RM A	0	100	21	34	714.00	SF	17.50	17.50	100	2005	2005	3	27	3,374										
TOTAL OB/XF																13,337										
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	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	80,000.00	80,000.00	100,000									
REVIEW DATE 04/10/2023 BY DJ Total Acres: 1.25 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																										

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