

MARTINEZ REBEKAH/NEILSON DAVID
94146 SUMMER BREEZE DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-5340-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND											
Exterior Wall		16		WD FR STUC 100		0900		01		1,938		106.8200		126.85		245,835		2000		2000		0		0		0		11.00		89.00									
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100%		- 2022		Heated Area: 1609		HX Base Yr 2022																									
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floo		14		CARPET 80																																			
Interior Floo		08		SHT VINYL 20																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				3 100																																			
Bathrooms				2 100																																			
Frame		02		WOOD FRAME 100																																			
Stories		1.		1. 100																																			
Units				0 100																																			
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4021.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,609		100		1,609		181,651																															
FGR		440		55		242		27,321																															
FOP		32		30		10		1,129																															
FSP		192		40		77		8,693																															
TOTALS		2,273				1,938		218,793																															
EXTRA FEATURES																																							
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		2000		2000		3		85		2,975											
2		0810		CONCRETE A		0 100		39 4		156.00		SF		6.50		6.50		100		2000		2000		3		80		811											
3		0811		CONCRETE B		0 100		0 0		1,493.00		SF		5.20		5.20		100		2000		2000		3		80		6,211											