

LOT 22
IN OR 875/208
NORTH SHORE SUB PB 5/255-256

KINGERY CATHI D & PERRY L
96181 NORTH SHORE DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5340-0022-0000



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	STANDARD																		
Exterior Wall	20	FACE BRICK 90	0900	01	2,722	110.5920	131.33	357,480	1994	1994	0	0	0	20.28	79.72																			
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 100% - 1995														Heated Area: 2214						HX Base Yr 1995											
Roof Structur	03	GABLE/HIP 100															VALUATION BY						Tax Group: 4						Tax Dist:					
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE						284,983											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE						28,807											
Interior Floo	11	CLAY TILE 50															TOTAL LAND VALUE - MARKET						80,000											
Interior Floo	14	CARPET 50															TOTAL MARKET VALUE						393,790											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction						203,410											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE						190,380											
Bedrooms		3 100															TOTAL EXEMPTION VALUE						HX HB 50,000											
Bathrooms		2.5 100															BASE TAXABLE VALUE						140,380											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE						393,790											
Stories	1.	1. 100	NCON VALUE						0																									
Units		0 100	INCOME VALUE																															
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE						348,576																									
Quality			03	Quality Level 03																														
DOR CODE			0100	SINGLE FAMILY																														
MAP NUM															MKT AREA		04																	
NEIGHBORHOOD/LOC			4021.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,214	100	2,214	231,798																														
FGR	837	55	460	48,160																														
FOP	160	30	48	5,026																														
TOTALS			3,211		2,722	284,983																												
EXTRA FEATURES			96181 NORTH SHORE DR, 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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	200																		
2	0861	POOL GUNIT	0	100	18	34	612.00	SF	85.00	85.00	100	1994	1994	3	20	10,404																		
3	0845	KOOL DECK	0	100	0	0	1,348.00	SF	7.25	7.25	100	1994	1994	3	70	6,841																		
4	0812	CONCRETE C	0	100	0	0	2,824.00	SF	4.00	4.00	100	1994	1994	3	70	7,907																		
5	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	35.00	100	2001	2001	3	30	2,520																		
6	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2012	2012	3	85	680																		
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255																		
TOTAL OB/XF			28,807																															
LAND DESCRIPTION																																		
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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																	
REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																		