

BAKER JOSH & TIFFANY
96020 PALM BLUFF DR
FERNANDINA BEACH, FL 32034

46-3N-28-560P-0022-0000

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	VALUATION SUMMARY										
Exterior Wall		20	FACE BRICK 100				0500	01	4,831	111.9720	159.56	770,834	2006	2008	0	0	10.50	89.50	Tax Group: 4 Tax Dist:										
Roof Structure		08	IRREGULAR 100				1 SFR CUST - 100% - 2007 Heated Area: 4112 HX Base Yr 2007													BUILDING MARKET VALUE 689,896									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE 71,347									
Interior Wall		05	DRYWALL 60																	TOTAL LAND VALUE - MARKET 130,000									
Interior Wall		06	CUST PANEL 40																	TOTAL MARKET VALUE 891,243									
Interior Floo		11	CLAY TILE 70																	SOH/AGL Deduction 470,114									
Interior Floo		12	HARDWOOD 30																	ASSESSED VALUE 421,129									
Air Condition		03	CENTRAL 100																	TOTAL EXEMPTION VALUE HX HB 50,000									
Heating Type		04	AIR DUCTED 100																	BASE TAXABLE VALUE 371,129									
Bedrooms			5 100																	TOTAL JUST VALUE 891,243									
Bathrooms			4 100																	NCON VALUE 0									
Frame		02	WOOD FRAME 100																	INCOME VALUE									
Stories		2.	2. 100																	PREVIOUS YEAR MKT VALUE 656,566									
Units			0 100																										
Occupancy		00	NONE 100																										
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4023.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,717	100	2,717	388,005																									
FGR	1,110	55	610	87,112																									
FOP	65	30	20	2,856																									
FOP	296	30	89	12,710																									
FUS	1,395	100	1,395	199,214																									
TOTALS						5,583		4,831	689,896																				
EXTRA FEATURES						96020 PALM BLUFF 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	0812	CONCRETE C	0 100	0	0	3,978.00	SF	4.00	4.00	100	2006	2006	3	88	14,003														
2	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	6,370														
3	1127	BRICK 8"	0 100	0	0	68.00	SF	11.00	11.00	100	2006	2006	3	97	726														
4	0861	POOL GUNIT	0 100	0	0	548.00	SF	85.00	85.00	100	2010	2010	3	64	29,811														
5	0911	SCRN RM A	0 100	30	45	1,350.00	SF	17.50	17.50	100	2010	2010	3	50	11,813														
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	50	500														
7	0855	CONC PAVER	0 100	0	0	883.00	SF	10.00	10.00	100	2010	2010	3	92	8,124														
LAND DESCRIPTION TOTAL OB/XF 71,347																													
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	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000												