

CORIGLIANO PETER J SR & DALE M L/E/
96041 PARK PL
FERNANDINA BEACH, FL 32034

46-3N-28-6205-0055-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																																	
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND																																																														
Exterior Wall		31	HARDIE BRD 100							0500	01	3,366	116.5824	166.13	559,194	2020	2020	0	0	0	0.50	99.50	VALUATION BY		STANDARD																																																												
Roof Structur		08	IRREGULAR 100							1 SFR CUST - 100% - 2021														Heated Area: 2808														HX Base Yr 2021																																															
Roof Cover		03	COMP SHNGL 100																					Tax Group: 4														Tax Dist:																																															
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE														556,398																																															
Interior Floo		14	CARPET 60																					TOTAL MARKET OB/XF VALUE														73,859																																															
Interior Floo		11	CLAY TILE 40																					TOTAL LAND VALUE - MARKET														135,000																																															
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE														765,257																																															
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction														294,113																																															
Bedrooms			3 100																					ASSESSED VALUE														471,144																																															
Bathrooms			3 100																					TOTAL EXEMPTION VALUE														HX HB 50,000																																															
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE														421,144																																															
Stories		2.	2. 100																					TOTAL JUST VALUE														765,257																																															
Units		00	0 100																					NCON VALUE														0																																															
Occupancy		00	NONE 100																					INCOME VALUE																																																													
																								PREVIOUS YEAR MKT VALUE														615,335																																															
Quality		05	Quality Level 05																					PERMIT NUM														DESCRIPTION														AMT														ISSUED																			
DOR CODE		0100	SINGLE FAMILY																					B2002798														SCRN ENCLSR														11,500														07/01/2020																			
MAP NUM			MKT AREA							04														P203333														SWIM POOL														50,000														05/05/2020																			
NEIGHBORHOOD/LOC		4079.00																						C1907306														CO ISSUED														0														04/27/2020																			
AREA TYPE			TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																B202798														SCRN ENCLSR														11,500														04/14/2020																					
BAS		1,970	100	1,970	325,640																B1907306														NEW CONSTR														388,764														09/01/2019																						
FGR		453	55	249	41,159																																																																																
FOP		202	30	61	10,083																																																																																
FOP		205	30	62	10,249																																																																																
FSP		434	40	174	28,762																																																																																
FUS		838	100	838	138,521																																																																																
STR		18	10	2	330																																																																																
STR		21	10	2	330																																																																																
STR		84	10	8	1,322																																																																																
TOTALS		4,225		3,366	556,398																																																																																
EXTRA FEATURES		96041 PARK PL, FERNANDINA BEACH														BLD DATE																												LGL DATE														06/07/2023														MLU													
																XF DATE																												LAND DATE																																									
																INC DATE																												AG DATE																																									
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	0855	CONC PAVER	0 100	57	4	228.00	SF	10.00	10.00	100	2020	2020	3	99	2,257																																																																						
2	0855	CONC PAVER	0 100	0	0	1,182.00	SF	10.00	10.00	100	2020	2020	3	99	11,702																																																																						
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465																																																																						
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465																																																																						
5	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	93	4,650																																																																						
6	0911	SCRN RM A	0 100	0	0	859.00	SF	17.50	17.50	100	2020	2020	3	93	13,980																																																																						
7	0861	POOL GUNIT	0 100	0	0	240.00	SF	85.00	85.00	100	2020	2020	3	95	19,380																																																																						
8	0855	CONC PAVER	0 100	0	0	619.00	SF	10.00	10.00	100	2020	2020	3	99	6,128																																																																						
9	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860																																																																						
10	0462	ST/AL FNC	0 100	168	0	672.00	SF	10.00	10.00	100	2020	2020	3	95	6,384																																																																						
LAND DESCRIPTION																TOTAL OB/XF																73,271																																																					
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																																																																				

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