

LOT 5
IN OR 2182/1480
WOODLAND OAKS PB 6/302

TUCKER CHRISTOPHER E/LUKMAN GRACE L
96147 THERON CT
FERNANDINA BEACH, FL 32034

2023

46-3N-28-6350-0005-0000



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	PAGE 1 of 1 4												
Exterior Wall	10	ABOVE AVG 100	0900	01	2,570	129.3888	153.65	394,880	2002	2002	0	0	0	9.50	90.50	VALUATION SUMMARY												
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2019														Heated Area: 2169											
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2019											
Interior Wall	05	DRYWALL 100																										
Interior Floo	12	HARDWOOD 60																										
Interior Floo	11	CLAY TILE 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.5	1.5 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			06	Quality Level 06																								
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	1,883	100	1,883	261,837																								
FGR	506	55	278	38,657																								
FOP	204	30	61	8,483																								
FOP	207	30	62	8,621																								
FUS	286	100	286	39,769																								
TOTALS			3,086	2,570	357,366																							
EXTRA FEATURES					96147 THERON CT, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045													
2	0812	CONCRETE C	0 100	0	0	2,562.00	SF	4.00	4.00	100	2002	2002	3	83	8,506													
3	0810	CONCRETE A	0 100	0	0	301.00	SF	6.50	6.50	100	2002	2002	3	83	1,624													
4	0810	CONCRETE A	0 100	14	12	168.00	SF	6.50	6.50	100	2002	2002	3	83	906													
5	1242	WD DECK A	0 100	9	4	36.00	SF	10.00	10.00	100	2002	2002	3	21	76													
6	0811	CONCRETE B	0 100	0	0	763.00	SF	5.20	5.20	100	2005	2005	3	87	3,452													
7	0350	CARPORT WD	0 100	22	20	440.00	SF	13.00	13.00	100	2005	2005	3	27	1,544													
TOTAL OB/XF 19,153																												
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	0006	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 05/11/2018 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																												