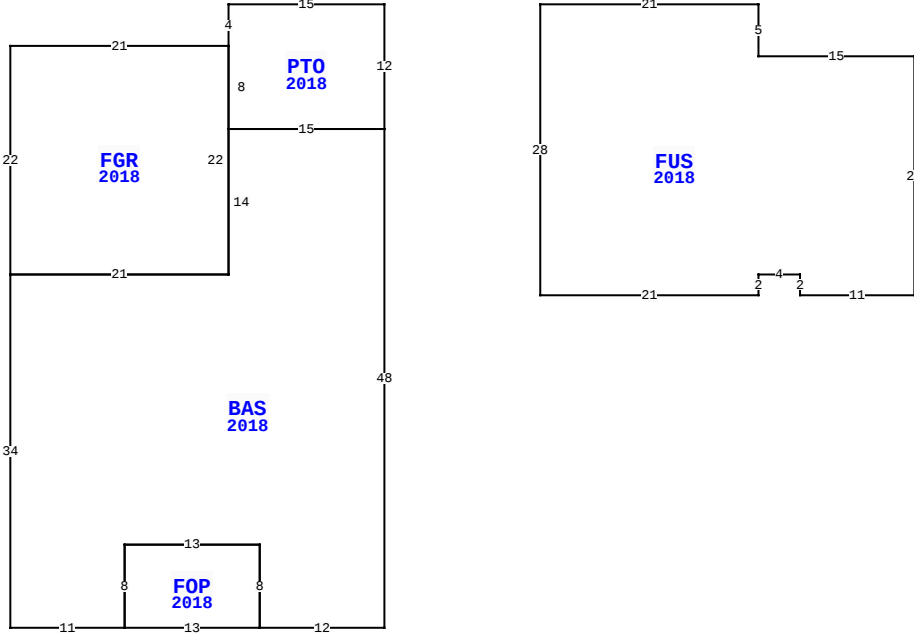


DEMEYER ROBERT & MICHELLE
21388 KRISTIN COURT
BEND, OR 97701

2024



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													
Exterior Wall	10	ABOVE AVG 100	0500	01	2,549	115.3152	172.97	440,901	2018	2018	0	0	0	2.00	98.00													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 2023													Heated Area: 2255 HX Base Yr												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floo	13	LVT/LAMNT 60																										
Interior Floo	14	CARPET 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		2.5 100																										
Bathrooms		2.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units	0	0 100																										
Occupancy	00	NONE 100																										
Quality			05	Quality Level 05																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA											02													
NEIGHBORHOOD/LOC			2001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,330	100	1,330	225,449																								
FGR	462	55	254	43,055																								
FOP	104	30	31	5,255																								
FUS	925	100	925	156,797																								
PTO	180	5	9	1,526																								
TOTALS			3,001		2,549	432,083			BLD DATE 03/03/2023 NW LGL DATE 03/14/2024 MLU																			
EXTRA FEATURES			793 ADAMS RD, 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	0811	CONCRETE B	0	0	0	0	709.00	SF	5.20		5.20	100	2018	2018	3	97	3,576											
LAND DESCRIPTION			TOTAL OB/XF 3,576																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0	RSF-2	72.00	100.00	72.55	FF		1.00	1.00	1.00	1,600.00	1,600.00	116,080										
REVIEW DATE 03/18/2020 BY DJP Total Acres: 0.00 Total Land Value: 116,080 Market: 0 Agricultural: 0 Common: 116,080 PRINTED 08/06/2024 BY SYS																												