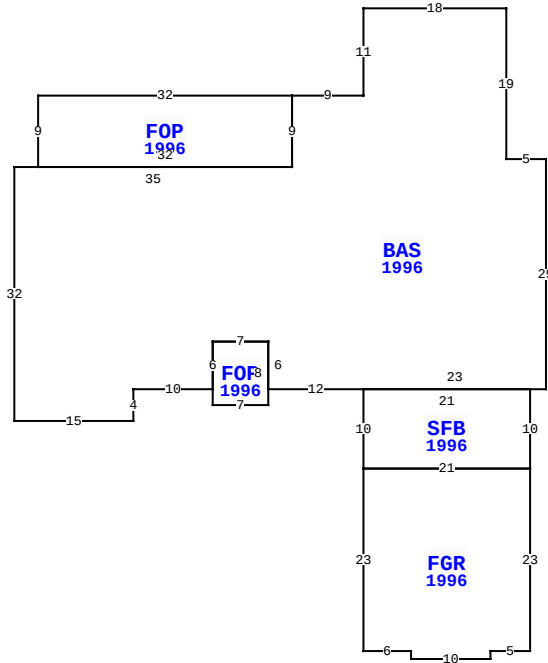


GRECO CHRISTOPHER & CATHY S ET AL/CLIFFORD LOUISE
2977 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

00-00-30-021C-0050-0000

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										
Exterior Wall		16	WD FR STUC 100					0900	01	2,882	120.6396	150.80	434,606	1996	1996	0	0	0	13.50	86.50										
Roof Structure		03	GABLE/HIP 100					1 SNGL FAM - 100% - 2021													Heated Area: 2508					HX Base Yr 2021				
Roof Cover		03	COMP SHNGL 100																											
Interior Wall		05	DRYWALL 100																											
Interior Floor		14	CARPET 80																											
Interior Floor		11	CLAY TILE 20																											
Air Condition		03	CENTRAL 100																											
Heating Type		04	AIR DUCTED 100																											
Bedrooms			4 100																											
Bathrooms			3 100																											
Frame		02	WOOD FRAME 100																											
Stories		1.	1. 100																											
Units			0 100																											
Occupancy		00	NONE 100																											
Quality		06	Quality Level 06																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA					02																						
NEIGHBORHOOD/LOC		2031.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,340	100	2,340	305,234																										
FGR	493	55	271	35,350																										
FOP	56	30	17	2,218																										
FOP	288	30	86	11,218																										
SFB	210	80	168	21,914																										
TOTALS		3,387		2,882	375,934																									
EXTRA FEATURES						2977 PARK SQUARE PL, FERNANDINA BEACH														BLD DATE		LGL DATE		03/13/2024		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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765															
2	0812	CONCRETE C	0 100	0	0	1,440.00	SF	4.00	4.00	100	1996	1996	3	72	4,147															
3	0861	POOL GUNIT	0 100	0	0	319.00	SF	85.00	85.00	100	1997	1997	3	20	5,423															
4	0845	KOOL DECK	0 100	0	0	591.00	SF	7.25	7.25	100	1997	1997	3	73	3,128															
5	0910	SCRN RM L	0 100	0	0	966.00	SF	15.00	15.00	100	1997	1997	3	20	2,898															
6	0855	CONC PAVER	0 100	40	5	200.00	SF	10.00	10.00	100	2018	2018	3	97	1,940															
LAND DESCRIPTION																TOTAL OB/XF 20,301														
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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000													
															</															