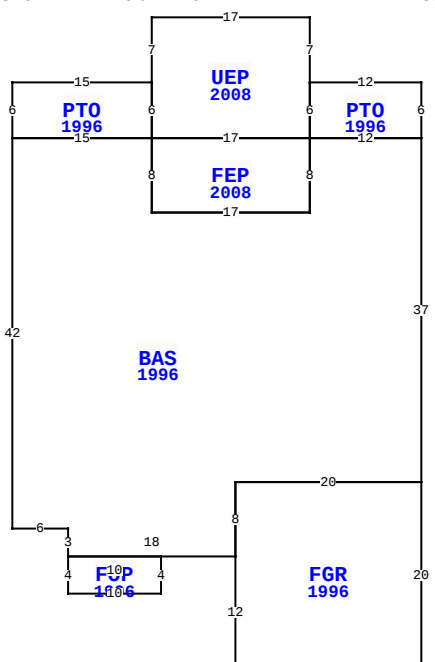


WOOD MATSON ET AL/WOOD ROYCE L
2650 CAPRICE LN
FERNANDINA BEACH, FL 32034

00-00-30-021E-0020-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																															
Exterior Wall		05	AVERAGE 100							TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY				STANDARD																								
Roof Structur		03	GABLE/HIP 100							9900		01	2,148	122.3922	152.99	328,623	1996	1996	0	0	13.25	86.75	Tax Group: 8				Tax Dist:																								
Roof Cover		03	COMP SHNGL 100							1 SNGL FAM - 0% - 2024														Heated Area: 1666														HX Base Yr													
Interior Wall		05	DRYWALL 100																																																
Interior Floo		14	CARPET 80																																																
Interior Floo		11	CLAY TILE 20																																																
Air Condition		03	CENTRAL 100																																																
Heating Type		04	AIR DUCTED 100																																																
Bedrooms			3 100																																																
Bathrooms			2 100																																																
Frame		02	WOOD FRAME 100																																																
Stories		1.	1. 100																																																
Units		0	0 100																																																
Occupancy		00	NONE 100																																																
Quality		06	Quality Level 06																																																
DOR CODE		0100	SINGLE FAMILY																																																
MAP NUM			MKT AREA				02																																												
NEIGHBORHOOD/LOC		2026.00																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																															
BAS	1,666	100	1,666	221,109																																															
FEP	136	80	109	14,466																																															
FGR	400	55	220	29,198																																															
FOP	40	30	12	1,593																																															
PTO	72	5	4	531																																															
PTO	90	5	4	531																																															
UEP	221	60	133	17,652																																															
TOTALS		2,625		2,148	285,080																																														
EXTRA FEATURES					2650 CAPRICE LN, FERNANDINA BEACH										BLD DATE		03/03/2023		NW		LGL DATE																														
															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	0811	CONCRETE B	0	0	0	0	900.00	SF	5.20	5.20	100	1996	1996	3	72	3,370																																			
2	0810	CONCRETE A	0	0	0	0	84.00	SF	6.50	6.50	100	1996	1996	3	72	393																																			
3	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	1996	1996	3	72	281																																			
LAND DESCRIPTION										TOTAL OB/XF										4,044																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000																																		