

LOTS 2 (S-1 & S-5) & LOT 3
EX S-2 THRU S-6
(LOT 3 RESERVED FOR ESMT)

SCHWEIZER PHILIP M & KIM K
4726 MEADOWLARK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0260-0002-0010



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	VALUATION SUMMARY																							
Exterior Wall	17	CB STUCCO 100	0100	01	1,297	121.2120	115.15	149,350	2009	2009	0	0	0	7.00	93.00	VALUATION BY	STANDARD																						
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2015										Heated Area: 814			HX Base Yr 2015																							
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	13	LVT/LAMNT 100																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	1	100																																					
Bathrooms	1	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
BUD8 Adjustme	05	DIST 1A 100																																					
Occupancy	00	NONE 100																																					
Quality			04	Quality Level 04																																			
DOR CODE			0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA		03																																		
NEIGHBORHOOD/LOC			3027.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAL	184	15	28	2,998																																			
BAS	814	100	814	87,171																																			
FGR	814	55	448	47,976																																			
STR	68	10	7	750																																			
TOTALS			1,880	1,297	138,896	4726 MEADOWLARK LN, FERNANDINA BEACH																																	
EXTRA FEATURES															BLD DATE										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	0300	BOAT DCK W	0	100	0	0	1,337.00	SF	40.00	40.00	100	2000	2000	3	28	14,974																							
2	0350	CARPORT WD	0	100	13	24	312.00	SF	13.00	13.00	100	2000	2000	3	20	811																							
3	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2000	2000	3	20	180																							
4	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2000	2000	3	28	1,165																							
5	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	600																							
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400																							
7	0811	CONCRETE B	0	100	0	0	928.00	SF	5.20	5.20	100	2009	2009	3	90	4,343																							
8	0920	CWALL-WD/M	0	100	0	0	198.00	LF	390.00	390.00	100	1990	1990	3	20	15,444																							
9	0855	CONC PAVER	0	100	0	0	524.00	SF	10.00	10.00	100	2010	2010	3	91	4,768																							
10	0855	CONC PAVER	0	100	0	0	893.00	SF	10.00	10.00	100	2010	2010	3	91	8,126																							
LAND DESCRIPTION										TOTAL OB/XF										50,811																			
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	000132	C	SFR RIVER	100		RSF	1200.00	230.00	200.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	1,200,000																						
2	000132	C	SFR RIVER	100		RSF	165.00	224.00	64.84	FF		1.00	1.00	0.80	7,500.00	6,000.00	389,040																						
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REVIEW DATE	01/31/2024	BY	KBA	Total Acres: 0.00	Total Land Value: 1,589,040	Market: 0	Agricultural: 0	Common: 1,589,040	PRINTED 08/06/2024 BY SYS
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