

HEARD JOHN H & LEANNE E L/E/
PO BOX 693
FERNANDINA BEACH, FL 32035-0693

00-00-30-0260-0002-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	20	FACE BRICK 100								0500	01	5,281	116.4700	174.70	922,591	1945	1975		0	0	0	32.40	67.60								
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2005														Heated Area: 3063							
Roof Cover	03	COMP SHNGL 100																						HX Base Yr 2005							
Interior Wall	05	DRYWALL 60																													
Interior Wall	06	CUST PANEL 40																													
Interior Floo	12	HARDWOOD 60																													
Interior Floo	11	CLAY TILE 40																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		2 100																													
Bathrooms		4 100																													
Frame	02	WOOD FRAME 100																													
Stories	1.5	1.5 100																													
Units		0 100																													
BUD8 Adjustme	05	DIST 1A 100																													
Occupancy	00	NONE 100																													
Quality		03 Quality Level 03																													
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																											
BAS	2,752	100	2,752	325,003																											
FEP	2,136	80	1,709	201,828																											
FOP	270	30	81	9,566																											
FOP	282	30	85	10,039																											
FST	96	55	53	6,259																											
FUS	311	100	311	36,728																											
PTO	264	5	13	1,535																											
UGR	576	45	259	30,587																											
UOP	5	20	1	118																											
UOP	14	20	3	354																											
TOTALS	6,779		5,281	623,672																											
EXTRA FEATURES										4736 MEADOWLARK LN, 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	0861	POOL GUNIT	0 100	28	12	336.00	SF	85.00	85.00	100	1980	1980	3	20	5,712																
2	0810	CONCRETE A	0 100	14	4	56.00	SF	6.50	6.50	100	1998	1998	3	75	273																
3	0810	CONCRETE A	0 100	0	0	1,238.00	SF	6.50	6.50	100	1998	1998	3	75	6,035																
4	0825	BRICK	0 100	44	7	308.00	SF	12.50	12.50	100	1998	1998	3	93	3,581																
5	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1960	1960	3	22	1,540																
6	0462	ST/AL FNC	0 100	230	4	920.00	SF	10.00	10.00	100	1998	1998	3	26	2,392																
7	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	45	270																
8	0462	ST/AL FNC	0 100	270	4	1,080.00	SF	10.00	10.00	100	1999	1999	3	27	2,916																
9	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	48	144																
10	0825	BRICK	0 100	18	4	72.00	SF	12.50	12.50	100	1999	1999	3	93	837																
LAND DESCRIPTION										TOTAL OB/XF										23,700											
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-	1115.00	375.00	115.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	862,500														
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REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 862,500 Market: 0 Agricultural: 0 Common: 862,500 PRINTED 08/06/2024 BY SYS