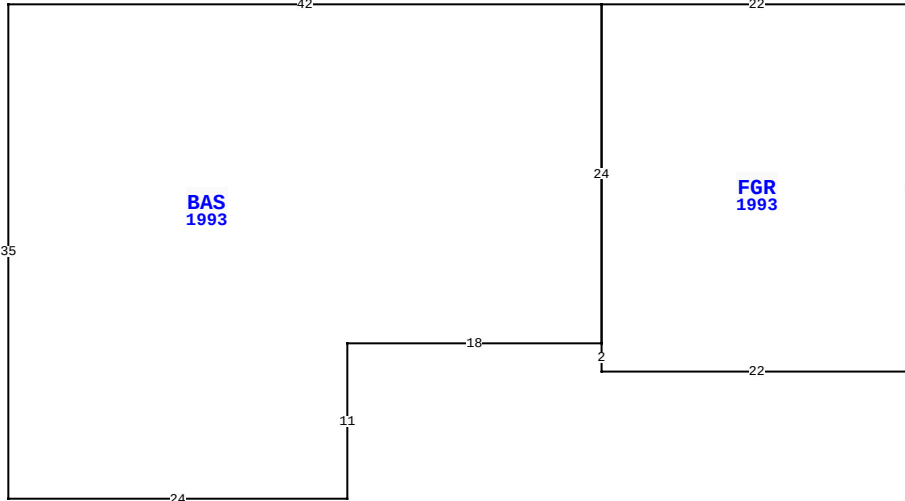


BRINKS CRAIG & KIRSTEN
694 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

00-00-30-0270-0002-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										8
ELEMENT		CD		CONSTRUCTION		VALUATION SUMMARY																								
Exterior Wall	05	AVERAGE 100	0900	11	1,587	134.2422	167.80	266,299	1980	2000	0	0	0	11.25	88.75	VALUATION BY					STANDARD									
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018										Heated Area: 1272					HX Base Yr 2018												
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	0	100																												
Bathrooms	2	100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units	0	100																												
BUD8 Adjustme	05	DIST 1A 100																												
Quality		02	Quality Level 02																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM		MKT AREA		02																										
NEIGHBORHOOD/LOC		2029.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,272	100	1,272	189,430																										
FGR	572	55	315	46,911																										
TOTALS		1,844	1,587		236,340																									
EXTRA FEATURES		694 GROVE PARK CIR, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628															
2	0811	CONCRETE B	0 100	0	0	744.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,257															
3	0861	POOL GUNIT	0 100	32	16	512.00	SF	85.00	85.00	100	1982	1982	3	20	8,704															
4	0845	KOOL DECK	0 100	0	0	511.00	SF	7.25	7.25	100	2024	1982		100	3,705															
TOTAL OB/XF 15,294																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	120,000.00	120,000.00	120,000													
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS																														