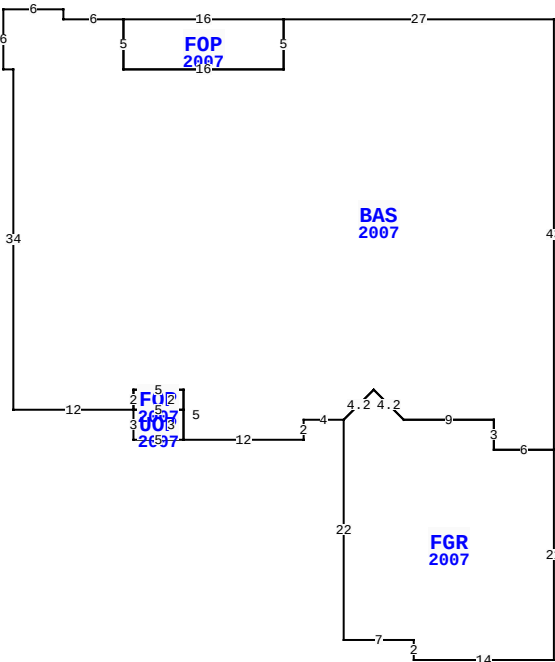


IULIANO MARIA F
PO BOX 17169
FERNANDINA BEACH, FL 32035

00-00-30-0283-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall 16 WD FR STUC 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										0500 01 2,392 115.4538 173.18 414,247 2007 2007 0 0 0 8.00 92.00										Tax Group: 8 Tax Dist:									
Roof Cover 03 COMP SHNGL 100										1 SFR CUST - 100% - 2008 Heated Area: 2097 HX Base Yr 2008										BUILDING MARKET VALUE 381,107									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 36,030									
Interior Floo 13 LVT/LAMNT 60																				TOTAL LAND VALUE - MARKET 350,000									
Interior Floo 14 CARPET 40																				TOTAL MARKET VALUE 767,137									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 399,675									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 367,462									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB WX 55,000									
Bathrooms 3 100																				BASE TAXABLE VALUE 312,462									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 767,137									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 752,051									
Quality 04 Quality Level 04																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 03																													
NEIGHBORHOOD/LOC 3034.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,097 100 2,097 334,105																													
FGR 481 55 265 42,222																													
FOP 10 30 3 478																													
FOP 80 30 24 3,824																													
UOP 15 20 3 478																													
TOTALS 2,683 2,392 381,107																													
EXTRA FEATURES										95347 MACKINAS 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										BLD DATE 07/24/2007 KK LGL DATE																			
1 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2007 2007 3 91 1,820										XF DATE										LAND DATE									
2 0812 CONCRETE C 0 100 0 0 1,731.00 SF 4.00 4.00 100 2007 2007 3 88 6,093										INC DATE										AG DATE									
3 0810 CONCRETE A 0 100 6 2 12.00 SF 6.50 6.50 100 2007 2007 3 88 69																													
4 0861 POOL GUNIT 0 100 0 0 260.00 SF 85.00 85.00 100 2010 2010 3 60 13,260																													
5 0855 CONC PAVER 0 100 0 0 671.00 SF 10.00 10.00 100 2010 2010 3 91 6,106																													
6 0911 SCRNM RM A 0 100 0 0 931.00 SF 17.50 17.50 100 2010 2010 3 45 7,332																													
7 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2010 2010 3 45 450																													
8 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2010 2010 3 45 900																													
LAND DESCRIPTION										TOTAL OB/XF 36,030																			
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 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 350,000.00 350,000.00 350,000																													
REVIEW DATE 01/31/2024 BY KBA										Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000										PRINTED 08/06/2024 BY SYS									