

DRAWDY DANIEL WILLIAM & EDNA LINNIE/DRAWDY WILLIA
856 OAK LANE
FERNANDINA BEACH, FL 32034

00-00-30-0430-0075-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1		8												
TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD												
Exterior Wall		20	FACE BRICK 100		0100	01	2,331	127.9145	121.52	283,263	1975	1985	0	0	0	26.90	73.10												
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2022										Heated Area: 2017		HX Base Yr 2022												
Roof Cover		03	COMP SHNGL 100												Tax Group: 8		Tax Dist:												
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE		207,065												
Interior Floo		11	CLAY TILE 50												TOTAL MARKET OB/XF VALUE		5,281												
Interior Floo		14	CARPET 50												TOTAL LAND VALUE - MARKET		180,000												
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE		392,346												
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction		186,781												
Bedrooms			3 100												ASSESSED VALUE		205,565												
Bathrooms			2 100												TOTAL EXEMPTION VALUE		HX HB												
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE		155,565												
															TOTAL JUST VALUE		392,346												
Stories		1.	1. 100		NCON VALUE		0																						
Units			0 100		INCOME VALUE																								
BUD8 Adjustme		05	DIST 1A 100		PREVIOUS YEAR MKT VALUE		353,697																						
Occupancy		00	NONE 100																										
Quality		06	Quality Level 06																										
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	2,017	100	2,017	179,172																									
FOP	51	30	15	1,333																									
UGR	400	45	180	15,990																									
UST	264	45	119	10,571																									
TOTALS		2,732		2,331	207,065																								
EXTRA FEATURES					856 OAK 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	0812	CONCRETE C	0 100	0	0	1,072.00	SF	4.00	4.00	100	1975	1975	3	26	1,115														
2	0810	CONCRETE A	0 100	0	0	411.00	SF	6.50	6.50	100	1983	1983	3	41	1,095														
3	0861	POOL GUNIT	0 100	38	18	684.00	SF	8.50	8.50	100	1983	1983	3	20	1,163														
4	0845	KOOL DECK	0 100	0	0	593.00	SF	0.73	0.73	100	1983	1983	3	41	176														
5	0810	CONCRETE A	0 100	59	3	177.00	SF	6.50	6.50	100	1983	1983	3	41	472														
6	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	2003	2003	3	21	1,260														
TOTAL OB/XF 5,281																													
LAND DESCRIPTION																													
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	000100	C	SFR	100		RSF-2	0.00	0.00	2.00	LT		1.00	1.00	0.75	120,000.00	90,000.00	180,000												
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