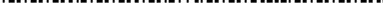


KERN DORIS LEE
P O BOX 15055
FERNANDINA BEACH, FL 32035-3101

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										8											
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		05		AVERAGE 70		0900		01		2,036		127.1256		158.91		323,541		1991		1991		0		0		0 17.76		82.24		VALUATION BY					STANDARD						
Exterior Wall		20		FACE BRICK 30		1		SNGL FAM - 100% - 1999																								Tax Group: 8					Tax Dist:				
Roof Structur		08		IRREGULAR 100																												BUILDING MARKET VALUE					266,080				
Roof Cover		03		COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE					10,713				
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET					150,000				
Interior Floo		14		CARPET 70																												TOTAL MARKET VALUE					426,793				
Interior Floo		11		CLAY TILE 30																												SOH/AGL Deduction					252,390				
Air Condition		03		CENTRAL 100																												ASSESSED VALUE					174,403				
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE					HX HB WX 55,000				
Bedrooms		3 100																														BASE TAXABLE VALUE					119,403				
Bathrooms		2 100																														TOTAL JUST VALUE					426,793				
Frame		02		WOOD FRAME 100																												NCON VALUE					0				
Stories		1.		1. 100																												INCOME VALUE									
Units		0 100																														PREVIOUS YEAR MKT VALUE					399,829				
Occupancy		00		NONE 100																																					
Quality		06		Quality Level 06																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																	02				
NEIGHBORHOOD/LOC				2008.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,745		100		1,745		228,050																																	
FGR		483		55		266		34,763																																	
FOP		25		30		8		1,045																																	
PTO		331		5		17		2,221																																	
TOTALS		2,584				2,036		266,080																																	
EXTRA FEATURES																																									
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		0810		CONCRETE A		0 100		62 16		992.00		SF		6.50		6.50		100		1991		1991		3		62		3,998													
2		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1991		1991		3		70		2,450													
3		0858		SCULP CONC		0 100		0 0		113.00		SF		13.00		13.00		100		1991		1991		3		87		1,278													
4		0810		CONCRETE A		0 100		10 9		90.00		SF		6.50		6.50		100		1995		1995		3		70		410													
5		0810		CONCRETE A		0 100		0 0		400.00		SF		6.50		6.50		100		1995		1995		3		70		1,820													
6		0476		VF 6 SBPL		0 100		0 0		30.00		LF		32.00		32.00		100		2004		2004		3		64		614													
7		0475		VF 4 SBPL		0 100		0 0		16.00		LF		14.00		14.00		100		2004		2004		3		64		143													