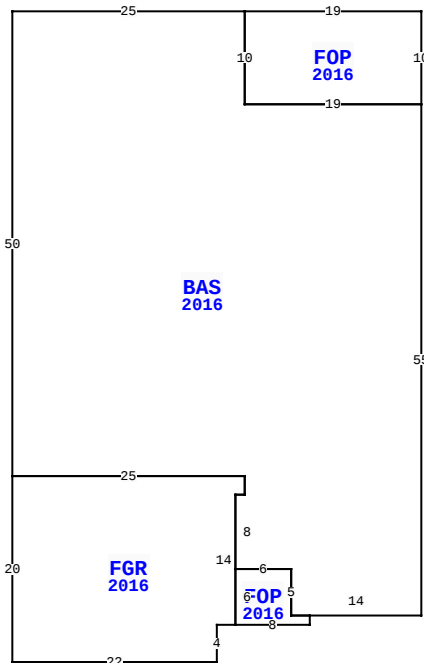


HOSTETLER KRISTIN L & BRIAN
2792 SEA GRAPE DRIVE N
FERNANDINA BEACH, FL 32034

00-00-30-044D-0036-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
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		10	ABOVE AVG 100		0900	01	2,607	128.6160		160.77	419,127	2016	2016		0	0	3.00	97.00	VALUATION BY					STANDARD										
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2017										Heated Area: 2278					HX Base Yr 2017					Tax Group: 2					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE					406,553									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					41,565									
Interior Floo		11	CLAY TILE 50																	TOTAL LAND VALUE - MARKET					150,000									
Interior Floo		14	CARPET 50																	TOTAL MARKET VALUE					598,118									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					216,595									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					381,523									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB					50,000				
Bathrooms			2.5 100																	BASE TAXABLE VALUE					331,523									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					598,118									
Stories		1.	1. 100																	NCON VALUE					0									
Units		0	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					545,826																								
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		2121.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,278	100	2,278	355,247																														
FGR	474	55	261	40,702																														
FOP	38	30	11	1,715																														
FOP	190	30	57	8,889																														
TOTALS		2,980	2,607	406,553																														
EXTRA FEATURES					2792 N SEA GRAPE DR, FERNANDINA BEACH										BLD DATE				LGL DATE		03/13/2024		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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	0855	CONC PAVER	0 100	0	0	624.00	SF	10.00	10.00	100	2016	2016	3	96	5,990																			
2	0855	CONC PAVER	0 100	0	0	48.00	SF	10.00	10.00	100	2016	2016	3	96	461																			
3	0476	VF 6 SBPL	0 100	0	0	39.00	LF	32.00	32.00	100	2016	2016	3	90	1,123																			
4	0470	VNVL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540																			
5	0866	POOL FIBER	0 100	0	0	192.00	SF	72.00	72.00	100	2022	2022	3	97	13,409																			
6	0912	SCRN RM G	0 100	0	0	880.00	SF	20.00	20.00	100	2022	2022	3	97	17,072																			
7	0855	CONC PAVER	0 100	0	0	114.00	SF	10.00	10.00	100	2022	2022	3	100	1,140																			
8	0855	CONC PAVER	0 100	0	0	183.00	SF	10.00	10.00	100	2022	2022	3	100	1,830																			
LAND DESCRIPTION										TOTAL OB/XF										41,565														
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		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000																	
REVIEW DATE	04/06/2023	BY	DJ	Total Acres: 0.00		Total Land Value: 150,000				Market: 0				Agricultural: 0				Common: 150,000				PRINTED 08/06/2024 BY SYS												