

BARNARD CODY A/BARNARD DENISE
2040 RAYON RD
FERNANDINA BEACH, FL 32034

00-00-30-0540-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1																	
Exterior Wall	05	AVERAGE 100	0100	01	1,384	113.3600	107.69	149,043	1950	1960	0	0	0	23.00	77.00	VALUATION BY					STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022										Heated Area: 1362					HX Base Yr 2022					Tax Group: 8					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					114,763														
Interior Wall	03	PLASTER 100											TOTAL MARKET OB/XF VALUE					1,388														
Interior Floo	14	CARPET 70											TOTAL LAND VALUE - MARKET					130,000														
Interior Floo	07	CORK/VTILE 30											TOTAL MARKET VALUE					246,151														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					29,056														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					217,095														
Bedrooms		3 100											TOTAL EXEMPTION VALUE					HX HB					50,000									
Bathrooms		1.5 100											BASE TAXABLE VALUE					167,095														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					246,151														
Stories	1.	1. 100											NCON VALUE					0														
Units	0	100	INCOME VALUE																													
BUD8 Adjustme	05	DIST 1A 100	PREVIOUS YEAR MKT VALUE					210,772																								
Occupancy	00	NONE 100																														
Quality			03	Quality Level 03																												
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM				MKT AREA		02																										
NEIGHBORHOOD/LOC			2018.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,362	100	1,362	112,939																												
DCK	130	10	13	1,078																												
FOP	30	30	9	746																												
TOTALS			1,522		1,384	114,763																										
EXTRA FEATURES			2040 RAYON RD, 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	0940	SHEDS/PORT	0 100	6	10	60.00	SF	20.10	20.10	100	2000	2000	3	20	241																	
2	0350	CARPORT WD	0 100	6	10	60.00	SF	8.58	8.58	100	2000	2000	3	20	103																	
3	0350	CARPORT WD	0 100	6	10	60.00	SF	8.58	8.58	100	2000	2000	3	20	103																	
4	0940	SHEDS/PORT	0 100	16	12	192.00	SF	19.50	19.50	100	1995	1995	3	20	749																	
5	0351	CARPORT MT	0 100	12	20	240.00	SF	4.00	4.00	100	2000	2000	3	20	192																	
TOTAL OB/XF 1,388																																
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	2100.00	152.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000															
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS																																