

ELKSNIS DARRYL A & KATHRYN M
3946 MCGRITS BLVD
JACKSONVILLE, FL 32210

00-00-30-0546-0004-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	16	WD FR STUC 70								0900	11	4,430	144.8014	181.00	801,830	2002	2002	0	0	10.50	89.50	VALUATION BY								STANDARD									
Exterior Wall	17	CB STUCCO 30								2 SNGL FAM - 0% - 0										Heated Area: 3898										HX Base Yr									
Roof Structur	08	IRREGULAR 100																		Tax Group: 5										Tax Dist:									
Roof Cover	07	CONC TILE 100																		BUILDING MARKET VALUE										717,638									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										40,872									
Interior Floo	12	HARDWOOD 60																		TOTAL LAND VALUE - MARKET										1,250,000									
Interior Floo	14	CARPET 40																		TOTAL MARKET VALUE										2,008,510									
Air Condition	03	CENTRAL 100								SOH/AGL Deduction										0																			
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										2,008,510																			
Bedrooms	5	100								TOTAL EXEMPTION VALUE										0																			
Bathrooms	4	100								BASE TAXABLE VALUE										2,008,510																			
Frame Stories Units	02	WOOD FRAME 100								TOTAL JUST VALUE										2,008,510																			
	3.	3. 100								NCON VALUE										0																			
		0 100								INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE										1,926,547																			
Quality	06	Quality Level 06																																					
DOR CODE	0100	SINGLE FAMILY																																					
MAP NUM						MKT AREA				10																													
NEIGHBORHOOD/LOC		10003.00																																					
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	874	100		874	141,584																																		
FGR	578	55		318	51,514																																		
FOP	30	30		9	1,458																																		
FOP	200	30		60	9,720																																		
FOP	200	30		60	9,720																																		
FOP	200	30		60	9,720																																		
FUS	1,512	100		1,512	244,936																																		
FUS	1,512	100		1,512	244,936																																		
UOP	48	20		10	1,620																																		
UOP	75	20		15	2,430																																		
TOTALS	5,229			4,430	717,638																																		
EXTRA FEATURES										8160 RESIDENCE CT, 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	0858	SCULP CONC	0	0	0	0		1,247.00 SF	13.00	100	2002	2002	3	95	15,400																								
2	0858	SCULP CONC	0	0	0	0		507.00 SF	13.00	100	2002	2002	3	95	6,261																								
3	1126	CB/STC 8"	0	0	0	0		707.00 SF	8.00	100	2002	2002	3	82	4,638																								
4	0445	BOX FNC 5'	0	0	0	0		15.00 LF	8.10	100	2002	2002	3	20	24																								
5	0810	CONCRETE A	0	0	0	0		208.00 SF	6.50	100	2002	2002	3	82	1,109																								
6	0410	ELEVATOR	0	0	0	0		1.00 UT	10,000.00	10,000.00	100	2002	2002	3	100	10,000																							
7	0504	FP-ELECTRI	0	0	0	0		2.00 UT	2,000.00	2,000.00	100	2002	2002	3	86	3,440																							
LAND DESCRIPTION										TOTAL OB/XF										40,872																			
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	000120	C	SFR OCN FT	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,250,000.00	1,250,000.00	1,250,000																						
REVIEW DATE	05/12/2019	BY	KBA	Total Acres:	0.00	Total Land Value:	1,250,000	Market:	0	Agricultural:	0	Common:	1,250,000	PRINTED 08/06/2024 BY SYS																									