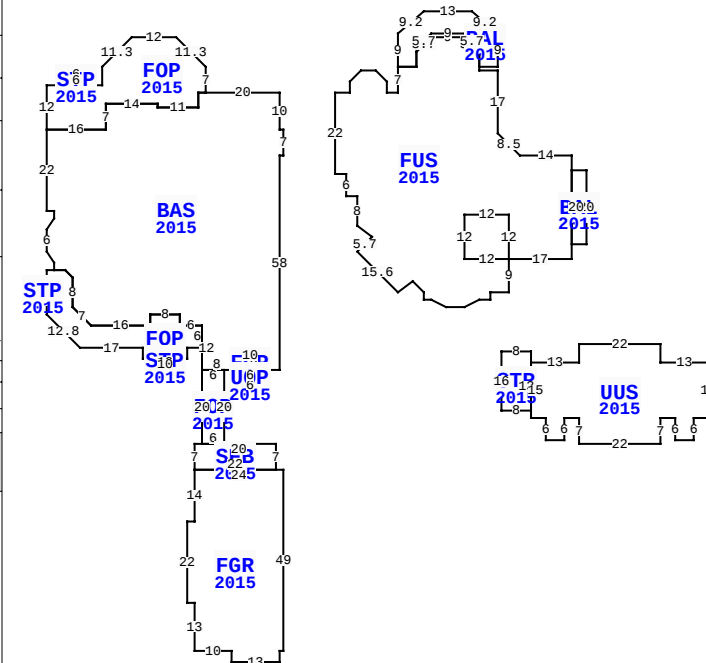


CHEELEY CHARLES R
8256 RESIDENCE CT
FERNANDINA BEACH, FL 32034

00-00-30-0546-0022-0000

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 50			0500	12	8,535	214.9147	322.37	2,751,428	2015	2015		0	0	3.75	96.25	VALUATION BY					STANDARD																				
Exterior Wall	23	REINF CONC 50			1 SFR CUST - 100% - 2016													Heated Area: 6899													HX Base Yr 2016												
Roof Structur	08	IRREGULAR 100																BUILDING MARKET VALUE													2,648,249												
Roof Cover	07	CONC TILE 100																TOTAL MARKET OB/XF VALUE													132,512												
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET													2,500,000												
Interior Floo	15	HARDTILE 60																TOTAL MARKET VALUE													5,280,761												
Interior Floo	12	HARDWOOD 40																SOH/AGL Deduction													1,317,840												
Air Condition	03	CENTRAL 100																ASSESSED VALUE													3,962,921												
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE													HX HB 50,000												
Bedrooms	4	100																BASE TAXABLE VALUE													3,912,921												
Bathrooms	5	100																TOTAL JUST VALUE													5,280,761												
Frame	03	MASONRY 100																NCON VALUE													0												
Stories	2.	100			INCOME VALUE																																						
Units	0	100			PREVIOUS YEAR MKT VALUE													5,065,117																									
Quality		04	Quality Level 04																																								
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																																							
BAL	80	15	12	3,723																																							
BAL	226	15	34	10,550																																							
BAS	3,789	100	3,789	1,175,655																																							
FGR	1,259	55	692	214,715																																							
FOP	40	30	12	3,723																																							
FOP	120	30	36	11,170																																							
FOP	387	30	116	35,993																																							
FOP	632	30	190	58,953																																							
FUS	2,987	100	2,987	926,810																																							
SFB	154	80	123	38,165																																							
TOTALS	10,908		8,535	2,648,249																																							
EXTRA FEATURES					8256 RESIDENCE CT, FERNANDINA BEACH										BLD DATE					LGL DATE					04/10/2024					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	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	3,880																												
2	0855	CONC PAVER	0 100	0	0	2,576.00	SF	10.00	10.00	100	2015	2015	3	95	24,472																												
3	1122	CB 6"	0 100	0	0	75.00	SF	5.85	5.85	100	2015	2015	3	95	417																												
4	0830	FLAGSTONE	0 100	0	0	202.00	SF	12.00	12.00	100	2015	2015	3	95	2,303																												
5	0415	BEACHWALK	0 100	164	4	800.00	SF	5.75	5.75	100	2015	2015	3	70	3,220																												
6	0825	BRICK	0 100	0	0	144.00	SF	12.50	12.50	100	2015	2015	3	99	1,782																												
7	0830	FLAGSTONE	0 100	0	0	237.00	SF	12.00	12.00	100	2015	2015	3	95	2,702																												
8	0830	FLAGSTONE	0 100	0	0	336.00	SF	12.00	12.00	100	2015	2015	3	95	3,830																												
9	0830	FLAGSTONE	0 100	0	0	408.00	SF	12.00	12.00	100	2015	2015	3	95	4,651																												
10	0920	CWALL-WD/M	0 100	0	0	83.00	LF	390.00	390.00	100	2015	2015	3	70	22,659																												
LAND DESCRIPTION					TOTAL OB/XF															69,916																							
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	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	1.00	1,250,000.00	1,250,000.00	2,500,000																										

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