

BAXTER MARY K REVOCABLE TRUST/BAXTER ROBERT MICHAEL
200 ROWAN OAK PL
FERNANDINA BEACH, FL 32034

00-00-30-0560-0026-0000



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	17	CB STUCCO 100			0500	11	4,012	124.0536	186.08	746,553	2004	2004	0	0	0	9.50	90.50	VALUATION BY																				
Roof Structur	08	IRREGULAR 100			1 SFR CUST - 100% - 2016												Heated Area: 3379												HX Base Yr 2016									
Roof Cover	03	COMP SHNGL 100																											Tax Group: 8									
Interior Wall	05	DRYWALL 100																											Tax Dist:									
Interior Floo	12	HARDWOOD 60																											BUILDING MARKET VALUE									
Interior Floo	14	CARPET 40																											TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																											TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																											TOTAL MARKET VALUE									
Bedrooms		4 100																											SOH/AGL Deduction									
Bathrooms		3 100																											ASSESSED VALUE									
Frame	02	WOOD FRAME 100																											TOTAL EXEMPTION VALUE									
Stories		1. 100																											BASE TAXABLE VALUE									
Units		0 100																											TOTAL JUST VALUE									
																													NCON VALUE									
																													INCOME VALUE									
																													PREVIOUS YEAR MKT VALUE									
Quality	03	Quality Level 03																																				
DOR CODE	0100	SINGLE FAMILY																																				
MAP NUM		MKT AREA																											02									
NEIGHBORHOOD/LOC	2024.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	3,379	100	3,379	569,031																																		
FGR	600	55	330	55,572																																		
FOP	72	30	22	3,705																																		
FOP	89	30	27	4,547																																		
FSP	518	40	207	34,860																																		
PTO	64	5	3	505																																		
UOP	18	20	4	673																																		
UOP	72	20	14	2,358																																		
UOP	128	20	26	4,378																																		
TOTALS	4,940		4,012	675,630																																		
EXTRA FEATURES					200 ROWAN OAK PL, FERNANDINA BEACH										BLD DATE					LGL DATE					04/18/2024					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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	6,160																						
2	0812	CONCRETE C	0	100	0	0	1,403.00	SF	4.00	4.00	100	2004	2004	3	84	4,714																						
3	0810	CONCRETE A	0	100	0	0	46.00	SF	6.50	6.50	100	2004	2004	3	84	251																						
4	0845	KOOL DECK	0	100	0	0	643.00	SF	7.25	7.25	100	2004	2004	3	84	3,916																						
5	0861	POOL GUNIT	0	100	0	0	365.00	SF	85.00	85.00	100	2004	2004	3	36	11,169																						
6	0910	SCRN RM L	0	100	0	0	983.00	SF	15.00	15.00	100	2004	2004	3	22	3,244																						
7	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2004	2004	3	84	175																						
8	1126	CB/STC 8"	0	100	0	0	25.00	SF	8.00	8.00	100	2004	2004	3	84	168																						
9	0810	CONCRETE A	0	100	0	0	18.00	SF	6.50	6.50	100	2004	2004	3	84	98																						
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	2006	2006	3	27	5,400																						
LAND DESCRIPTION					TOTAL OB/XF										35,295																							
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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																					