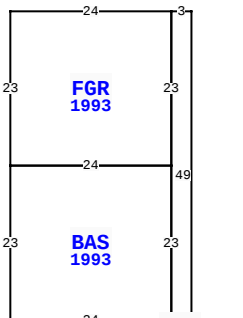


LESLIKOSKI BETH/BELL DOUG
95178 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

00-00-30-0606-000D-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		16	WD FR STUC 100				0320	11	2,188	156.6550	148.82	325,618	1980	1980		0		0	21.50	78.50	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100				1 TOWNHOUSE - 100% - 2023										Heated Area: 1794					HX Base Yr 2023					Tax Group: 8					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																			BUILDING MARKET VALUE					255,610									
Interior Wall		05	DRYWALL 100																			TOTAL MARKET OB/XF VALUE					4,723									
Interior Floo		11	CLAY TILE 70																			TOTAL LAND VALUE - MARKET					700,000									
Interior Floo		14	CARPET 30																			TOTAL MARKET VALUE					960,333									
Air Condition		03	CENTRAL 100																			SOH/AGL Deduction					100,188									
Heating Type		04	AIR DUCTED 100																			ASSESSED VALUE					860,145									
Bedrooms			3 100																			TOTAL EXEMPTION VALUE					HX HB 50,000									
Bathrooms			3 100																			BASE TAXABLE VALUE					810,145									
Frame		02	WOOD FRAME 100																			TOTAL JUST VALUE					960,333									
Stories		1.	1. 100																			NCON VALUE					0									
Units			0 100				INCOME VALUE																													
BUD8 Adjustme		05	DIST 1A 100				PREVIOUS YEAR MKT VALUE					835,092																								
Quality		04	Quality Level 04																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA		03																															
NEIGHBORHOOD/LOC		3003.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	552	100	552	64,487																																
BAS	1,242	100	1,242	145,095																																
FGR	552	55	304	35,514																																
FOP	81	30	24	2,804																																
FOP	219	30	66	7,710																																
TOTALS		2,646		2,188	255,610																															
EXTRA FEATURES						95178 SANDPIPER LOOP, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																					
2	0803	ASPHALT C	0 100	0	0	1,190.00	SF	2.00	2.00	100	1980	1980	3	50	1,190																					
3	1242	WD DECK A	0 100	0	0	572.00	SF	10.00	10.00	100	1980	1980	3	20	1,144																					
4	0415	BEACHWALK	0 100	245	4	490.00	SF	5.75	5.75	100	2006	2006	3	27	761																					
LAND DESCRIPTION						TOTAL OB/XF										4,723																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	38.00	213.00	1.00	UT		1.00	1.00	1.00	700,000.00	700,000.00	700,000																			