

KENNARD SAMUEL & KARIN
4767 TANAGER LN
FERNANDINA BEACH, FL 32034

00-00-30-0760-0028-0010

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	0	0	8.50	% COND	VALUATION SUMMARY																																							
Exterior Wall		10	ABOVE AVG 100		0500	01	4,283	99.9768	149.97	642,322	2005	2005	2005	0	0	0	0	8.50	91.50	VALUATION BY					STANDARD																																		
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2009															Heated Area: 3666															HX Base Yr 2009															Tax Group: 8					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																																BUILDING MARKET VALUE															587,725									
Interior Wall		05	DRYWALL 100																																TOTAL MARKET OB/XF VALUE															35,145									
Interior Floor		13	LVT/LAMNT 60																																TOTAL LAND VALUE - MARKET															1,200,000									
Interior Floor		14	CARPET 40																																TOTAL MARKET VALUE															1,822,870									
Air Condition		03	CENTRAL 100																																SOH/AGL Deduction															982,040									
Heating Type		04	AIR DUCTED 100																																ASSESSED VALUE															840,830									
Bedrooms			3 100																																TOTAL EXEMPTION VALUE															HX HB 50,000									
Bathrooms			2.5 100																																BASE TAXABLE VALUE															790,830									
Frame		02	WOOD FRAME 100																																TOTAL JUST VALUE															1,822,870									
Stories		1.	1. 100																																NCON VALUE															0									
Units		0	0 100																																INCOME VALUE																								
BUD8 Adjustme		05	DIST 1A 100																																PREVIOUS YEAR MKT VALUE															1,798,630									
Occupancy		00	NONE 100																																																								
Quality		04	Quality Level 04																																																								
DOR CODE		0100	SINGLE FAMILY																																																								
MAP NUM			MKT AREA																																03																								
NEIGHBORHOOD/LOC		3027.00																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																							
BAS	3,666	100	3,666	503,058																																																							
FGR	696	55	383	52,557																																																							
FOP	96	30	29	3,979																																																							
FOP	216	30	65	8,919																																																							
FOP	360	30	108	14,820																																																							
PTO	35	5	2	275																																																							
UOP	56	20	11	1,510																																																							
UOP	96	20	19	2,607																																																							
TOTALS		5,221	4,283	587,725																																																							
EXTRA FEATURES					4767 TANAGER LN, FERNANDINA BEACH															BLD DATE										LGL DATE					01/01/2019					KB																			
																				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	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780																																												
2	0812	CONCRETE C	0 100	0	0	3,827.00	SF	4.00	4.00	100	2005	2005	3	86	13,165																																												
3	0300	BOAT DCK W	0 100	0	0	1,125.00	SF	40.00	40.00	100	2005	2005	3	40	18,000																																												
4	0810	CONCRETE A	0 100	12	7	84.00	SF	6.50	6.50	100	2005	2005	3	86	470																																												
5	1100	VAC SYSTEM	0 100	0	0	1.00	UT	800.00	800.00	100	2005	2005	3	24	192																																												
6	0350	CARPORT WD	0 100	16	16	256.00	SF	13.00	13.00	100	2005	2005	3	24	799																																												
7	1127	BRICK 8"	0 100	10	4	40.00	SF	11.00	11.00	100	2005	2005	3	96	422																																												
8	1127	BRICK 8"	0 100	0	0	30.00	SF	11.00	11.00	100	2005	2005	3	96	317																																												