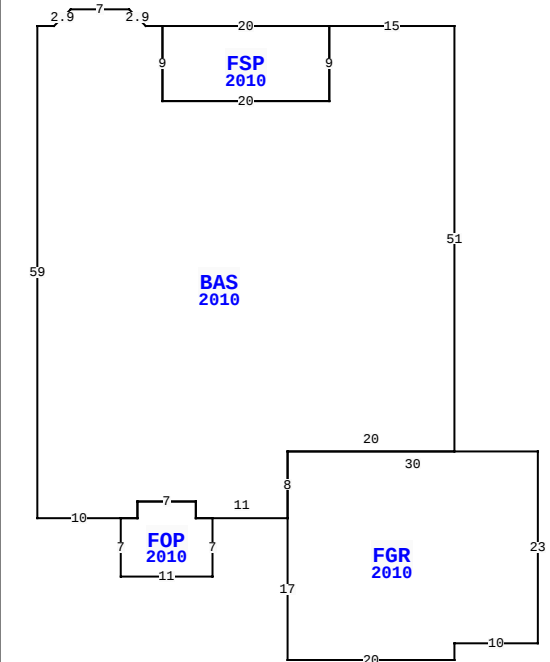


GREGORY EDWARD D & STEPHANIE G
2846 FERDINAND COURT
FERNANDINA BEACH, FL 32034

00-00-31-087I-0126-0000

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		0500	01	3,115	106.2600	175.33	546,153	2010	2010		0	0	6.50	93.50	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2011										Heated Area: 2614					HX Base Yr 2011					Tax Group: 2		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										510,653									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										8,572									
Interior Floo		11	CLAY TILE 50												TOTAL LAND VALUE - MARKET										150,000									
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE										669,225									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										329,148									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										340,077									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			3 100												BASE TAXABLE VALUE										290,077									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										669,225									
Stories		0	0 100												NCON VALUE										0									
Units		0	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										636,370																			
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1079.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,614	100	2,614	428,523																														
FGR	730	55	402	65,902																														
FOP	91	30	27	4,426																														
FSP	180	40	72	11,803																														
TOTALS					3,615		3,115	510,653													03/13/2024		MLU											
EXTRA FEATURES					2846 FERDINAND 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	0855	CONC PAVER	0 100	0	0	852.00	SF	10.00	10.00	100	2010	2010	3	91	7,753																			
2	0855	CONC PAVER	0 100	0	0	81.00	SF	10.00	10.00	100	2010	2010	3	91	737																			
3	0855	CONC PAVER	0 100	3	3	9.00	SF	10.00	10.00	100	2010	2010	3	91	82																			
LAND DESCRIPTION					TOTAL OB/XF 8,572																													
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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000																	