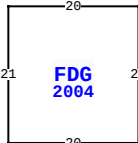


MALETTE KATHLEEN H M &/HARRIS RACHEL E TRUSTEE
1572 PARK LANE
FERNANDINA BEACH, FL 32034

00-00-31-102P-0010-02B0

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																						
Exterior Wall		16	WD FR STUC		100	0320	12	2,135	237.8656	225.97	482,446	2004	2009	0	0	7.00	93.00	Tax Group: 2		Tax Dist:																					
Roof Structur		03	GABLE/HIP		100	1 TOWNHOUSE - 100% - 2005												Heated Area: 1814												HX Base Yr 2005											
Roof Cover		05	COMP SHNGL		100													BUILDING MARKET VALUE												448,675											
Interior Wall		03	DRYWALL		100													TOTAL MARKET OB/XF VALUE												3,170											
Interior Floo		12	HARDWOOD		90													TOTAL LAND VALUE - MARKET												88,000											
Interior Floo		19	MARBLE		10													TOTAL MARKET VALUE												539,845											
Air Condition		03	CENTRAL		100													SOH/AGL Deduction												313,043											
Heating Type		04	AIR DUCTED		100													ASSESSED VALUE												226,802											
Bedrooms			3		100													TOTAL EXEMPTION VALUE												HX HB		50,000									
Bathrooms			2.5		100													BASE TAXABLE VALUE												176,802											
Frame		02	WOOD FRAME		100													TOTAL JUST VALUE												539,845											
Stories		1.5	1.5		100													NCON VALUE												0											
Units			0		100	INCOME VALUE																																			
																		PREVIOUS YEAR MKT VALUE								520,336															
Quality		06	Quality Level		06																																				
DOR CODE		0100	SINGLE FAMILY																																						
MAP NUM			MKT AREA		01																																				
NEIGHBORHOOD/LOC		1031.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,078	100	1,078	226,544																																					
FDG	420	60	252	52,958																																					
FOP	24	30	7	1,471																																					
FOP	198	30	59	12,399																																					
FUS	736	100	736	154,672																																					
PTO	66	5	3	631																																					
TOTALS		2,522	2,135	448,675																																					
EXTRA FEATURES					1572 PARK LN, FERNANDINA BEACH										BLD DATE				LGL DATE		03/21/2024		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	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	2004	2004	3	84	147																										
2	0810	CONCRETE A	0 100	14	3	42.00	SF	6.50	6.50	100	2004	2004	3	84	229																										
3	0810	CONCRETE A	0 100	34	2	68.00	SF	6.50	6.50	100	2004	2004	3	84	371																										
4	0810	CONCRETE A	0 100	17	16	272.00	SF	6.50	6.50	100	2004	2004	3	84	1,485																										
5	0855	CONC PAVER	0 100	0	0	70.00	SF	10.00	10.00	100	2004	2004	3	84	588																										
6	0478	VF 6 SLAT	0 100	0	0	33.00	LF	7.50	7.50	100	2004	2004	3	64	158																										
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	64	192																										
LAND DESCRIPTION										TOTAL OB/XF										3,170																					
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-2	0.00	0.00	22.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	88,000																								