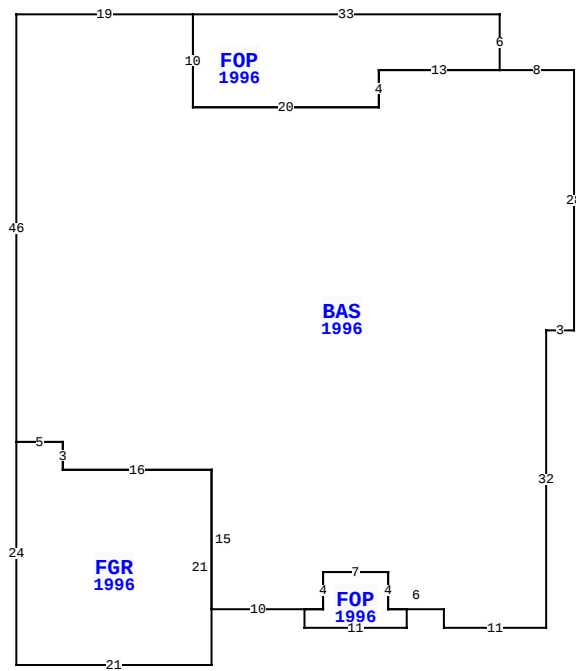


COLVIN WALTER L SR & SHERYL F
864 LAGUNA DR
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION					VALUATION SUMMARY										VALUATION SUMMARY																	
Exterior Wall	16	WD FR STUC 100	0900	01	3,437	121.8448	152.31	523,489	1996	1996	0	0	0	13.50	86.50	VALUATION BY					STANDARD											
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 1997										Heated Area: 3088					HX Base Yr 1997					Tax Group: 2					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					452,818														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					4,560														
Interior Floor	12	HARDWOOD 70											TOTAL LAND VALUE - MARKET					302,500														
Interior Floor	11	CLAY TILE 30											TOTAL MARKET VALUE					759,878														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					445,849														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					314,029														
Bedrooms		5 100											TOTAL EXEMPTION VALUE					50,000														
Bathrooms		4.5 100											BASE TAXABLE VALUE					264,029														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					759,878														
Stories	1.	1. 100											NCON VALUE					0														
Units	0	0 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					739,773																								
Quality		05	Quality Level 05																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM		MKT AREA			01																											
NEIGHBORHOOD/LOC		1081.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	3,088	100	3,088	406,838																												
FGR	456	55	251	33,069																												
FOP	50	30	15	1,977																												
FOP	278	30	83	10,935																												
TOTALS					3,872		3,437	452,818																								
EXTRA FEATURES					864 W LAGUNA DR, FERNANDINA BEACH										BLD DATE 02/11/2014 KK					LGL 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	LAND DATE															
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580		AG DATE															
2	0811	CONCRETE B	0 100	0	0	796.00	SF	5.20	5.20	100	1996	1996	3	72	2,980																	
LAND DESCRIPTION																	TOTAL OB/XF 4,560															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000134	C	SFR POND	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500															
REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 08/06/2024 BY SYS																																