

PETERS ROBERT L & JODY D
P O BOX 15163
FERNANDINA BEACH, FL 32035

2024

00-00-31-1640-000D-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG 70								0500	01	4,687	109.8048		164.71	771,996	2004	2004	0	0	0	9.15	90.85																
Exterior Wall	23	REINF CONC 30								1 SFR CUST - 100% - 2005										Heated Area: 3826										HX Base Yr 2005									
Roof Structure	08	IRREGULAR 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 90																																					
Interior Wall	06	CUST PANEL 10																																					
Interior Floor	12	HARDWOOD 70																																					
Interior Floor	11	CLAY TILE 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
Bathrooms		4.5 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	3.	3. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		04 Quality Level 04																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM										MKT AREA								01																					
NEIGHBORHOOD/LOC		1083.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,891	100	1,891	282,968																																			
FGR	775	55	426	63,746																																			
FOP	30	30	9	1,346																																			
FOP	755	30	226	33,818																																			
FST	240	55	132	19,753																																			
FUS	1,551	100	1,551	232,090																																			
PTO	492	5	25	3,741																																			
SFB	480	80	384	57,462																																			
UOP	217	20	43	6,435																																			
TOTALS		6,431				4,687		701,358																															
EXTRA FEATURES										2626 COUNTESS OF EGMONT ST, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080																								
2	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	2004	2004	3	84	131																								
3	0810	CONCRETE A	0 100	75	20	1,500.00	SF	6.50	6.50	100	2004	2004	3	84	8,190																								
4	0855	CONC PAVER	0 100	0	0	1,975.00	SF	10.00	10.00	100	2004	2004	3	84	16,590																								
5	0861	POOL GUNIT	0 100	31	24	744.00	SF	85.00	85.00	100	2004	2004	3	36	22,766																								
6	1241	WD DECK G	0 100	12	46	552.00	UT	23.00	23.00	100	2004	2004	3	36	4,571																								
7	1241	WD DECK G	0 100	8	16	128.00	UT	23.00	23.00	100	2004	2004	3	36	1,060																								
8	1241	WD DECK G	0 100	13	4	52.00	UT	11.50	11.50	100	2004	2004	3	36	215																								
9	1241	WD DECK G	0 100	13	4	52.00	UT	11.50	11.50	100	2004	2004	3	36	215																								
10	0920	CWALL-WD/M	0 100	0	0	20.00	LF	390.00	390.00	100	2004	2004	3	22	1,716																								
LAND DESCRIPTION										TOTAL OB/XF										58,534																			
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	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																						
2	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000																						
REVIEW DATE		07/23/2024		BY	HSA		Total Acres: 0.00		Total Land Value: 525,000		Market: 0		Agricultural: 0		Common: 525,000		PRINTED 08/06/2024 BY SYS																						

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ELEMENT		CD		CONSTRUCTION				TYPE		MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY												
																											VALUATION BY					STANDARD							
																											Tax Group: 2					Tax Dist:							
																											BUILDING MARKET VALUE					701,358							
																											TOTAL MARKET OB/XF VALUE					62,165							
																											TOTAL LAND VALUE - MARKET					525,000							
																											TOTAL MARKET VALUE					1,288,523							
																											SOH/AGL Deduction					466,263							
																											ASSESSED VALUE					822,260							
																											TOTAL EXEMPTION VALUE					HX HB 50,000							
																											BASE TAXABLE VALUE					772,260							
																											TOTAL JUST VALUE					1,288,523							
																											NCON VALUE					0							
																											INCOME VALUE												
																											PREVIOUS YEAR MKT VALUE					986,159							