

FERGEN KEITH F &/ROGERSON S JEAN
1004 OCEANWALK COURT
FERNANDINA BEACH, FL 32034-2286

00-00-31-1678-0040-0000

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		10	ABOVE AVG 100		0500		01	2,290	118.5800	177.87	407,322	1992	1992	0	0	0	14.75	85.25	VALUATION BY																																																							
Roof Structur		08	IRREGULAR 100		1		SFR CUST - 100% - 0												Heated Area: 1840												HX Base Yr												STANDARD																															
Roof Cover		03	COMP SHNGL 100																												Tax Group: 2										Tax Dist:																																	
Interior Wall		05	DRYWALL 100																												BUILDING MARKET VALUE										347,242																																	
Interior Floo		14	CARPET 80																												TOTAL MARKET OB/XF VALUE										25,894																																	
Interior Floo		08	SHT VINYL 20																												TOTAL LAND VALUE - MARKET										225,000																																	
Air Condition		03	CENTRAL 100																												TOTAL MARKET VALUE										598,136																																	
Heating Type		04	AIR DUCTED 100																												SOH/AGL Deduction										363,527																																	
Bedrooms			3 100																												ASSESSED VALUE										234,609																																	
Bathrooms			2 100																												TOTAL EXEMPTION VALUE										HX HB 50,000																																	
Frame		02	WOOD FRAME 100																												BASE TAXABLE VALUE										184,609																																	
Stories		1.	1. 100																												TOTAL JUST VALUE										598,136																																	
Units		0	0 100																												NCON VALUE										0																																	
Occupancy		00	NONE 100																												INCOME VALUE																																											
																															PREVIOUS YEAR MKT VALUE										583,581																																	
Quality		05	Quality Level 05																												PERMIT NUM										DESCRIPTION										AMT										ISSUED													
DOR CODE		0100	SINGLE FAMILY																												20110532										XF0B										100										04/12/2011													
MAP NUM			MKT AREA																												20052711										XF0B										11,000										09/23/2005													
NEIGHBORHOOD/LOC		1080.00																													20052673										SWIM POOL										53,000										09/20/2005													
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																										20052674										ELEC OTHER										1,000										09/20/2005									
BAS		1,840	100		1,840		279,007																										20052656										REPAIR/RRF										11,000										09/16/2005											
FGR		572	55		315		47,765																										20052551										DEMOLITION										1,000										08/29/2005											
FOP		42	30		13		1,971																																																																			
FOP		121	30		36		5,459																																																																			
FOP		288	30		86		13,041																																																																			
TOTALS		2,863			2,290		347,242																																																																			
EXTRA FEATURES		1004 OCEANWALK CT, FERNANDINA BEACH																		BLD DATE 03/20/2014 KK LGL DATE 08/01/2023 MLU																																																						
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		0811		CONCRETE B		0 100		0 0		885.00		SF		5.20		5.20		100		1992		1992		3		64		2,945																																														
2		0855		CONC PAVER		0 100		0 0		212.00		SF		10.00		10.00		100		2005		2005		3		86		1,823																																														
3		0861		POOL GUNIT		0 100		0 0		348.00		SF		85.00		85.00		100		2005		2005		3		40		11,832																																														
4		0855		CONC PAVER		0 100		0 0		640.00		SF		10.00		10.00		100		2005		2005		3		86		5,504																																														
5		0910		SCRN RM L		0 100		0 0		986.00		SF		15.00		15.00		100		2005		2005		3		24		3,550																																														
6		0877		JACUZZI		0 100		0 0		1.00		UT		1,000.00		1,000.00		100		2005		2005		3		24		240																																														