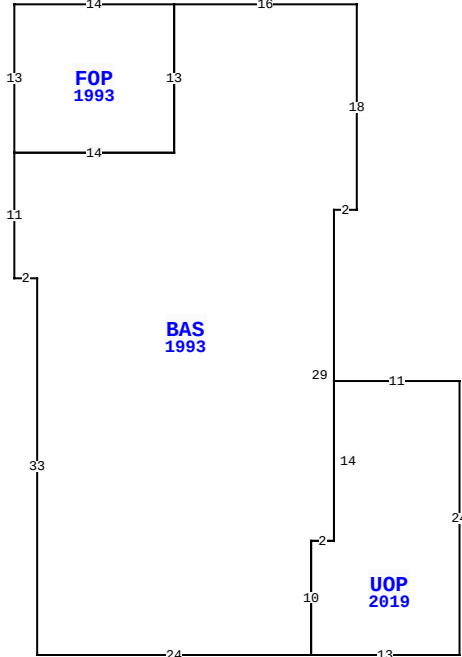


MISHPUCHA 2958 LLC
4110 NW 23RD COURT
BOCA RATON, FL 33431

00-00-31-1720-0001-0050

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		0900	01	1,476	109.2420	136.55	201,548	1945	2000	0	0	0	11.00	89.00	VALUATION BY					STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 0% - 0													Heated Area: 1364					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE					179,378														
Interior Wall		02	WALL BD/WD 100															TOTAL MARKET OB/XF VALUE					15,479														
Interior Floo		13	LVT/LAMNT 100															TOTAL LAND VALUE - MARKET					1,031,250														
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE					1,226,107														
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction					22,826														
Bedrooms		04	3 100															ASSESSED VALUE					1,203,281														
Bathrooms			2 100															TOTAL EXEMPTION VALUE					0														
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE					1,203,281														
Stories		1.	1. 100															TOTAL JUST VALUE					1,226,107														
Units			0 100															NCON VALUE					0														
BUD8 Adjustme		02	DIST FB 100		INCOME VALUE																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					1,124,558																											
Quality		04	Quality Level 04																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA												01																						
NEIGHBORHOOD/LOC		1052.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,364	100	1,364	165,766																																	
FOP	182	30	55	6,684																																	
UOP	284	20	57	6,927																																	
TOTALS		1,830	1,476	179,378																																	
EXTRA FEATURES					2958 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE				LGL DATE		05/07/2024		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	0	6	3		18.00	SF 6.50	100	1970	1970	3	21	25																						
2	1242	WD DECK A	0	0	0	0		44.00	SF 10.00	100	2002	2002	3	20	88																						
3	1242	WD DECK A	0	0	0	0		676.00	SF 10.00	100	2002	2002	3	20	1,352																						
4	0855	CONC PAVER	0	0	0	0		1,430.00	SF 10.00	100	2019	2019	3	98	14,014																						
LAND DESCRIPTION																	TOTAL OB/XF 15,479																				
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	000120	C	SFR OCN FT	0		R-3	50.00	300.00	50.00	FF		1.00	1.00	1.25	16,500.00	20,625.00	1,031,250																				
REVIEW DATE	12/10/2019	BY	DJ	Total Acres: 0.00		Total Land Value: 1,031,250				Market: 0				Agricultural: 0				Common: 1,031,250				PRINTED 08/06/2024 BY SYS															