

WALUKONIS JEFFERY M & ROBIN REVOCABLE TRUST/WALUKO
95186 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

00-SB-30-065B-0050-0000

BUILDING CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 100										0500 01 3,352 105.7770 158.67 531,862 1992 1998 0 0 0 12.50 87.50										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 1993 Heated Area: 2954 HX Base Yr 1993										Tax Group: 8 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 465,379									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 22,337									
Interior Floo 12 HARDWOOD 50																				TOTAL LAND VALUE - MARKET 500,000									
Interior Floo 14 CARPET 50																				TOTAL MARKET VALUE 987,716									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 558,233									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 429,483									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 379,483									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 987,716									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 892,304									
Quality 04 Quality Level 04																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 03																													
NEIGHBORHOOD/LOC 3019.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,573 100 2,573 357,226																													
BAS 381 100 381 52,896																													
FGR 690 55 380 52,758																													
FOP 28 30 8 1,110																													
PTO 200 5 10 1,389																													
TOTALS 3,872 3,352 465,379																													
EXTRA FEATURES										29186 CAPTAINS WAY, 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 1992 1992 3 72 2,520																													
2 0855 CONC PAVER 0 100 0 0 1,167.00 SF 7.00 7.00 100 2009 2009 3 90 7,352																													
3 0855 CONC PAVER 0 100 0 0 1,695.00 SF 7.00 7.00 100 2009 2009 3 90 10,679																													
4 0855 CONC PAVER 0 100 0 0 56.00 SF 7.00 7.00 100 2009 2009 3 90 353																													
5 1125 CB/STC 6" 0 100 0 0 144.00 SF 7.35 7.35 100 1992 1992 3 64 677																													
6 1076 TRELLIS A 0 100 18 10 180.00 SF 7.50 7.50 100 2009 2009 3 56 756																													
LAND DESCRIPTION										TOTAL OB/XF 22,337																			
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 000140 C SFR GOLF A 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 500,000.00 500,000.00 500,000																													
REVIEW DATE 01/08/2019 BY DJA										Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000										PRINTED 08/06/2024 BY SYS									