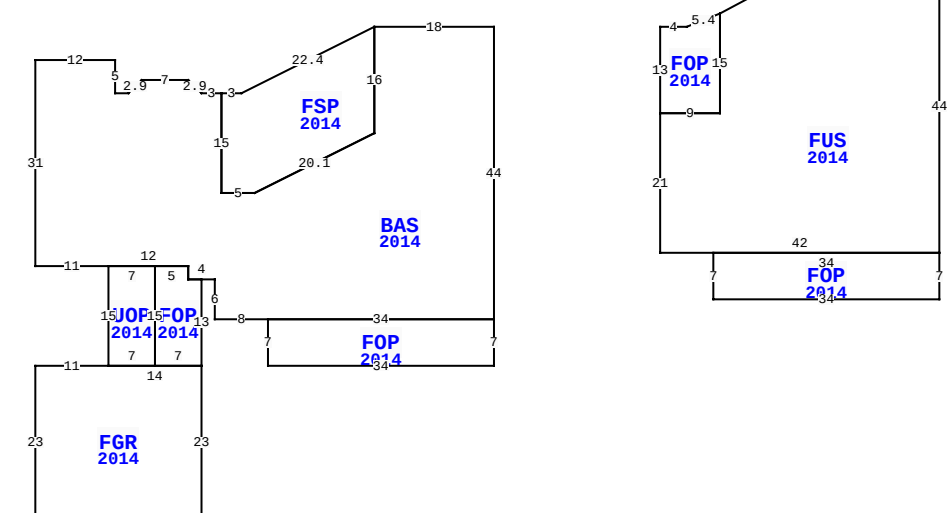


BETHONEY DOUGLAS P
95361 SPINNAKER DR
FERNANDINA BEACH, FL 32034

00-SB-30-065B-0068-0000

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	4,405	117.1896	175.78	774,311	2014	2014	2014	0	0	0	4.00	96.00	VALUATION BY STANDARD																														
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2021															Heated Area: 3713															HX Base Yr 2021														
Roof Cover		12	MODULAR MT 100																	Tax Group: 8															Tax Dist:														
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE															743,339														
Interior Floo		12	HARDWOOD 90																	TOTAL MARKET OB/XF VALUE															19,790														
Interior Floo		11	CLAY TILE 10																	TOTAL LAND VALUE - MARKET															1,250,000														
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE															2,013,129														
Heating Type		04	AIR DUCTED 100		SOH/AGL Deduction															805,396																													
Bedrooms			3 100		ASSESSED VALUE															1,207,733																													
Bathrooms			3.5 100		TOTAL EXEMPTION VALUE															HX HB 50,000																													
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE															1,157,733																													
Stories		2.	2. 100		TOTAL JUST VALUE															2,013,129																													
Units		00	0 100		NCON VALUE															0																													
Occupancy		00	NONE 100		INCOME VALUE																																												
					PREVIOUS YEAR MKT VALUE															1,579,762																													
Quality		06	Quality Level 06																																														
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	2,132	100	2,132	359,772																																													
FGR	575	55	316	53,324																																													
FOP	101	30	30	5,062																																													
FOP	122	30	37	6,244																																													
FOP	238	30	71	11,981																																													
FOP	238	30	71	11,981																																													
FSP	364	40	146	24,637																																													
FUS	1,581	100	1,581	266,792																																													
UOP	105	20	21	3,543																																													
TOTALS	5,456		4,405	743,339																																													
EXTRA FEATURES					95361 SPINNAKER DR, FERNANDINA BEACH															BLD DATE					LGL DATE					03/26/2024					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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360																																		
2	0855	CONC PAVER	0 100	0	0	1,978.00	SF	7.00	7.00	100	2014	2014	3	95	13,154																																		
3	1242	WD DECK A	0 100	15	5	75.00	SF	10.00	10.00	100	2014	2014	3	65	488																																		
4	1242	WD DECK A	0 100	5	5	25.00	SF	10.00	10.00	100	2014	2014	3	65	163																																		
5	1125	CB/STC 6"	0 100	0	0	264.00	SF	7.35	7.35	100	2014	2014	3	95	1,843																																		
6	1125	CB/STC 6"	0 100	0	0	112.00	SF	7.35	7.35	100	2014	2014	3	95	782																																		
LAND DESCRIPTION					TOTAL OB/XF															19,790																													
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	1.25	500,000.00	625,000.00	625,000																																
2	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.25	500,000.00	625,000.00	625,000																																