

SCHULER RONALD & ADRIENNE
95124 SPRING TIDE LANE
FERNANDINA BEACH, FL 32034

00-SB-30-185R-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 17 CB STUCCO 100										0320 12 4,676 179.2154 170.25 796,089 2003 2012 0 0 5.50 94.50										Tax Group: 8 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 TOWNHOUSE - 100% - 2022 Heated Area: 4249 HX Base Yr 2022										BUILDING MARKET VALUE 752,384									
Roof Cover 07 CONC TILE 100																				TOTAL MARKET OB/XF VALUE 19,361									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 650,000									
Interior Floo 12 HARDWOOD 50																				TOTAL MARKET VALUE 1,421,665									
Interior Floo 14 CARPET 50																				SOH/AGL Deduction 159,777									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 1,261,888									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 1,211,888									
Bathrooms 4 100																				TOTAL JUST VALUE 1,421,665									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 3. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 1,280,211									
Quality 04 Quality Level 04																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 03																													
NEIGHBORHOOD/LOC 3023.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 620 100 620 99,749																													
BAS 20 100 20 3,218																													
BAS 266 100 266 42,796																													
FGR 542 55 298 47,945																													
FOP 21 30 6 966																													
FOP 197 30 59 9,493																													
FST 20 55 11 1,770																													
FST 25 55 14 2,253																													
FUS 1,407 100 1,407 226,367																													
FUS 1,675 100 1,675 269,485																													
TOTALS 5,251 4,676 752,304																													
EXTRA FEATURES										95124 SPRING TIDE LN, 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 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2003 2003 3 87 1,740																													
2 0810 CONCRETE A 0 100 0 0 496.00 SF 6.50 6.50 100 2003 2003 3 83 2,676																													
3 0855 CONC PAVER 0 100 15 4 60.00 SF 10.00 10.00 100 2012 2012 3 93 558																													
4 0810 CONCRETE A 0 100 0 0 334.00 SF 6.50 6.50 100 2003 2003 3 83 1,802																													
5 0410 ELEVATOR 0 100 0 0 1.00 UT 10,000.00 10,000.00 100 2003 2003 3 100 10,000																													
6 1126 CB/STC 8" 0 100 0 0 111.00 SF 8.00 8.00 100 2003 2003 3 83 737																													
7 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2003 2003 3 21 210																													
8 0855 CONC PAVER 0 100 0 0 180.00 SF 10.00 10.00 100 2010 2010 3 91 1,638																													
LAND DESCRIPTION										TOTAL OB/XF 19,361																			
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 000116 C SFR MARSH 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 650,000.00 650,000.00 650,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000										PRINTED 08/06/2024 BY SYS									