

MOSTELLER RICHARD G TRUSTEE U/A
25 BEACH WOOD RD
FERNANDINA BEACH, FL 32034

01-6N-29-0202-0113-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																															
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																													
Exterior Wall		17	CB STUCCO 100							0500	11	5,868	134.5542	201.83	1,184,338	1985	1990	0	0	16.50	83.50	VALUATION BY								STANDARD																					
Roof Structur		03	GABLE/HIP 100							1 SFR CUST - 0% - 0														Heated Area: 5113														HX Base Yr													
Roof Cover		05	COMP SHNGL 100																																																
Interior Wall		03	DRYWALL 100																																																
Interior Floo		14	CARPET 90																																																
Interior Floo		11	CLAY TILE 10																																																
Air Condition		03	CENTRAL 100																																																
Heating Type		04	AIR DUCTED 100																																																
Bedrooms			5 100																																																
Bathrooms			4.5 100																																																
Frame		02	WOOD FRAME 100																																																
Stories			1. 100																																																
Units			0 100																																																
Quality		04	Quality Level 04																																																
DOR CODE		0100	SINGLE FAMILY																																																
MAP NUM			MKT AREA							10																																									
NEIGHBORHOOD/LOC		10001.00																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																															
BAS	5,113	100	5,113	861,684																																															
FEP	72	80	58	9,775																																															
FGR	452	55	249	41,964																																															
FGR	576	55	317	53,423																																															
FOP	91	30	27	4,550																																															
FST	60	55	33	5,561																																															
UOP	104	20	21	3,539																																															
UOP	250	20	50	8,427																																															
TOTALS		6,718	5,868	988,922																																															
EXTRA FEATURES										25 BEACH WOOD RD, FERNANDINA BEACH										BLD DATE										LGL DATE																					
																				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	0850	PEBBLE WLK	0	0	0	0	3,971.00	SF	3.50	3.50	100	1985	1985	3	47	6,532																																			
2	0825	BRICK	0	0	0	0	979.00	SF	12.50	12.50	100	1985	1985	3	81	9,912																																			
3	0875	HOT TUB	0	0	0	0	1.00	UT	2,400.00	2,400.00	100	1985	1985	3	20	480																																			
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	1985	1985	3	58	2,320																																			
5	0850	PEBBLE WLK	0	0	0	0	245.00	SF	3.50	3.50	100	1985	1985	3	47	403																																			
6	1126	CB/STC 8"	0	0	0	0	1,296.00	SF	8.00	8.00	100	1985	1985	3	47	4,873																																			
7	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100	1995	1995	3	20	252																																			
8	0855	CONC PAVER	0	0	0	0	412.00	SF	10.00	10.00	100	2005	2005	3	86	3,543																																			
9	0855	CONC PAVER	0	0	0	0	1,418.00	SF	10.00	10.00	100	2005	2005	3	86	12,195																																			
10	0825	BRICK	0	0	0	0	132.00	SF	12.50	12.50	100	2005	2005	3	96	1,584																																			
LAND DESCRIPTION										TOTAL OB/XF										42,094																															
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	000100	C	SFR		0	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000																																		
2	000100	C	SFR		0	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.80	500,000.00	400,000.00	800,000																																		

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