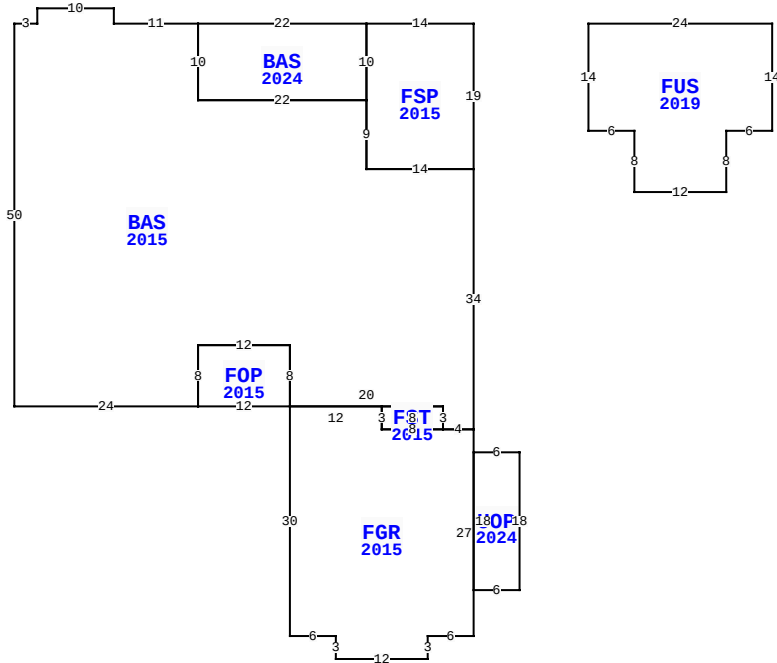


CUTAJAR JOSEPH J REV TRUST/CUTAJAR JOSEPH J TRUSTE
50 BEACH WOOD RD
FERNANDINA BEACH, FL 32034

01-6N-29-0203-0004-0000

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	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG 100	0500	01	3,668	101.7000	152.55	559,553	2015	2015	0	0	0	3.50	96.50	5													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2016													Heated Area: 3102													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
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	2,450	100	2,450	360,667																									
BAS	220	100	220	32,386																									
FGR	720	55	396	58,296																									
FOP	96	30	29	4,269																									
FSP	266	40	106	15,604																									
FST	24	55	13	1,914																									
FUS	432	100	432	63,595																									
UOP	108	20	22	3,239																									
TOTALS			4,316		3,668	539,969																							
EXTRA FEATURES			50 BEACH WOOD RD, 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	0855	CONC PAVER	0 100	0	0	1,416.00	SF	7.00	7.00	100	2015	2015	3	95	9,416														
2	0855	CONC PAVER	0 100	0	0	52.00	SF	7.00	7.00	100	2015	2015	3	95	346														
3	0855	CONC PAVER	0 100	4	4	16.00	SF	7.00	7.00	100	2015	2015	3	95	106														
4	0855	CONC PAVER	0 100	4	4	16.00	SF	7.00	7.00	100	2015	2015	3	95	106														
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940														
6	0442	STK FNC 5'	0 100	0	0	32.00	LF	8.10	8.10	100	2015	2015	3	70	181														
7	1076	TRELLIS A	0 100	30	3	90.00	SF	7.50	7.50	100	2015	2015	3	78	527														
TOTAL OB/XF 12,622																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000												
REVIEW DATE 02/23/2024 BY NW Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS																													