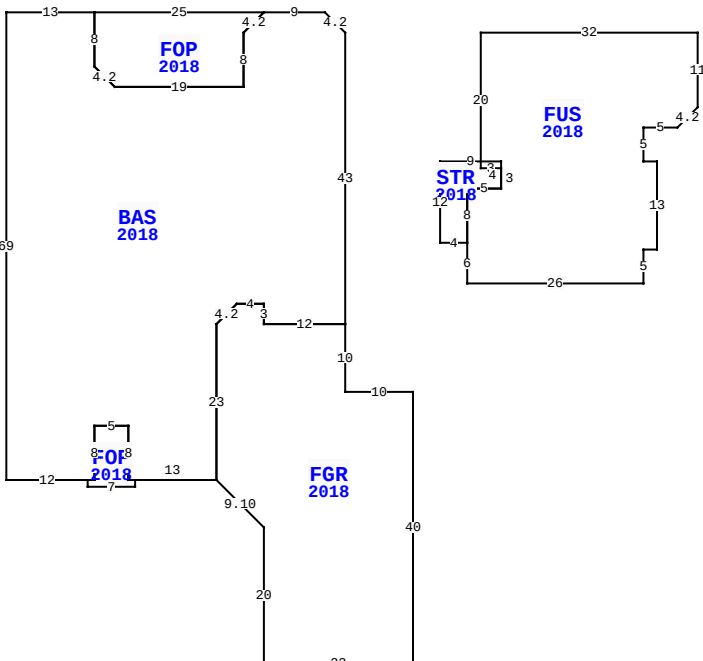


BRAND STEPHEN JOHN/KENNER MELISSA S
6 MOSS OAKS DR
FERNANDINA BEACH, FL 32034

01-6N-29-2000-0018-0000

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																				
Exterior Wall	10	ABOVE AVG 100								0500	11	4,506	130.8456	196.27	884,393	2018	2018		0	0	2.00	98.00																				
Roof Structur	08	IRREGULAR 100								1 SFR CUST - 100% - 2022										Heated Area: 3751										HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100																																								
Interior Wall	05	DRYWALL 100																																								
Interior Floo	11	CLAY TILE 60																																								
Interior Floo	14	CARPET 40																																								
Air Condition	03	CENTRAL 100																																								
Heating Type	04	AIR DUCTED 100																																								
Bedrooms		4 100																																								
Bathrooms		5 100																																								
Frame	02	WOOD FRAME 100																																								
Stories	2.	2. 100																																								
Units		0 100																																								
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	2,710	100	2,710	521,254																																						
FGR	1,202	55	661	127,139																																						
FOP	47	30	14	2,693																																						
FOP	242	30	73	14,041																																						
FUS	1,041	100	1,041	200,231																																						
STR	68	10	7	1,347																																						
TOTALS		5,310		4,506		866,705																																				
EXTRA FEATURES										6 MOSS OAKS DR, 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		1,856.00	SF	7.00		7.00	100	2018	2018	3	97	12,602																								
2	0600	SUMMER KIT	0	100	0	0		1.00	UT	5,000.00		5,000.00	100	2024	2023	100		5,000																								
LAND DESCRIPTION										TOTAL OB/XF										17,602																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000																									
REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS																																										