

NEUHOFF ROBERT
6005 KETTERING COURT
DALLAS, TX 75229

02-6N-29-0390-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2					5				
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		17	CB STUCCO 70		0500	12	11,717	224.9362	337.40	3,953,316	1992	1992		0	0	0	15.50	84.50	VALUATION BY					STANDARD															
Exterior Wall		21	STONE 30		1 SFR CUST - 0% - 0										Heated Area: 9864										HX Base Yr														
Roof Structure		08	IRREGULAR 100																	Tax Group: 5					Tax Dist:														
Roof Cover		07	CONC TILE 100																	BUILDING MARKET VALUE					3,340,552														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					86,144														
Interior Floo		14	CARPET 70																	TOTAL LAND VALUE - MARKET					2,300,000														
Interior Floo		12	HARDWOOD 30																	TOTAL MARKET VALUE					5,726,696														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					255,646														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					5,471,050														
Bedrooms			8 100																	TOTAL EXEMPTION VALUE					0														
Bathrooms			8 100																	BASE TAXABLE VALUE					5,471,050														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					5,726,696														
Stories		4.	4. 100																	NCON VALUE					0														
Units			0 100																	INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE					5,479,951														
Quality		06	Quality Level 06																	PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0100	SINGLE FAMILY																	7415					NEW CONSTR					41,600					05/16/1991				
MAP NUM			MKT AREA																	6931					NEW CONSTR					739,700					01/10/1991				
NEIGHBORHOOD/LOC		10003.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	9,714	100	9,714	2,769,491																																			
FGR	1,032	55	568	161,938																																			
FOP	1,956	30	587	167,356																																			
FST	802	55	441	125,730																																			
SFB	188	80	150	42,765																																			
UOP	1,287	20	257	73,272																																			
TOTALS		14,979		11,717	3,340,552	28 DUNES ROW, FERNANDINA BEACH										BLD DATE				LGL DATE		04/10/2024		MLU															
EXTRA FEATURES															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	1075	TRELLIS G	0	0	18	9	162.00	SF	35.00	35.00	100	1992	1992	3	20	1,134																							
2	0855	CONC PAVER	0	0	12	14	168.00	SF	10.00	10.00	100	1992	1992	3	64	1,075																							
3	0855	CONC PAVER	0	0	0	0	4,178.00	SF	10.00	10.00	100	1992	1992	3	64	26,739																							
4	0810	CONCRETE A	0	0	0	0	108.00	SF	6.50	6.50	100	1992	1992	3	64	449																							
5	0845	KOOL DECK	0	0	0	0	1,757.00	SF	7.25	7.25	100	1992	1992	3	64	8,152																							
6	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1992	1992	3	72	2,880																							
7	0861	POOL GUNIT	0	0	0	0	808.00	SF	85.00	85.00	100	1992	1992	3	20	13,736																							
8	0861	POOL GUNIT	0	0	0	0	32.00	SF	85.00	85.00	100	1992	1992	3	20	544																							
9	0810	CONCRETE A	0	0	18	7	126.00	SF	6.50	6.50	100	1992	1992	3	64	524																							
10	1123	CB 8"	0	0	0	0	1,867.00	SF	6.15	6.15	100	1992	1992	3	64	7,349																							
LAND DESCRIPTION										TOTAL OB/XF										62,582																			
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	000120	C	SFR OCN FT		0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	2,300,000.00	2,300,000.00	2,300,000																					

NEUHOF ROBERT
6005 KETTERING COURT
DALLAS, TX 75229

2024

[illegible]