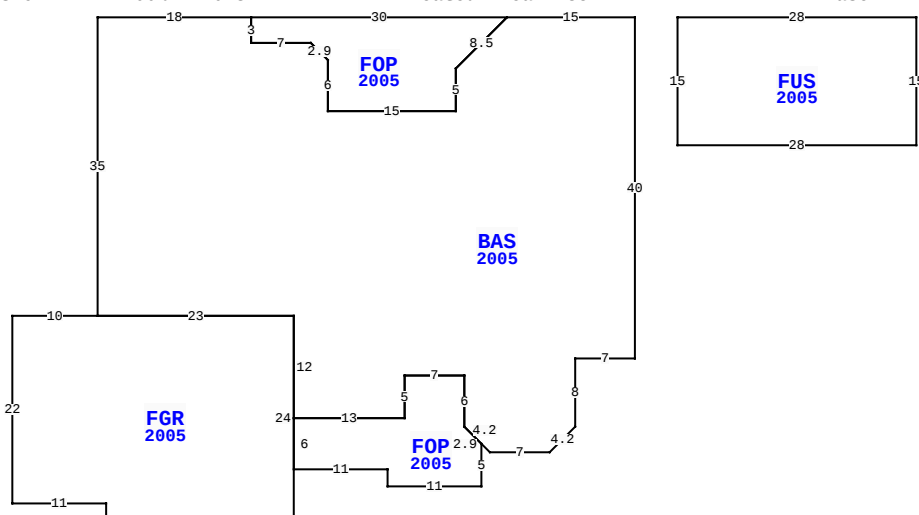


BRYANT JOHN T & KATHYRN POSEY
861695 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0431-0000



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	VALUATION SUMMARY												
Exterior Wall		16	WD FR STUC 100		0900	01	3,396	113.5050	141.88	481,824	2005	2005	0	0	9.00	91.00	VALUATION BY STANDARD												
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2013												Heated Area: 2852					HX Base Yr 2013							
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		11	CLAY TILE 50																										
Interior Floo		14	CARPET 50																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			4 100																										
Bathrooms			3.5 100																										
Frame		02	WOOD FRAME 100																										
Stories		2.	2. 100																										
Units		0	0 100																										
Occupancy		00	NONE 100																										
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA														04												
NEIGHBORHOOD/LOC		4043.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,432	100	2,432	313,997																									
FGR	770	55	424	54,743																									
FOP	185	30	56	7,230																									
FOP	212	30	64	8,263																									
FUS	420	100	420	54,227																									
TOTALS		4,019	3,396	438,460																									
EXTRA FEATURES					861695 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH																								
					BLD DATE 03/29/2023 NW LGL DATE																								
					XF DATE																								
					INC 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115														
2	0812	CONCRETE C	0 100	0	0	1,499.00	SF	4.00	4.00	100	2005	2005	3	86	5,157														
				</																									