

BROWN YALE ROBERT REVOCABLE TRUST/BROWN YALE ROBERT
50 CORD GRASS CT
FERNANDINA BEACH, FL 32034

19-2N-28-1000-0027-0000

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		10	ABOVE AVG 100				0500	22	5,567	467.3920	701.09	3,902,968	2019	2019		0	0	1.50	98.50	VALUATION BY					STANDARD															
Roof Structure		08	IRREGULAR 100				1 SFR CUST - 100% - 2024														Heated Area: 4561					HX Base Yr 2024					Tax Group: 2					Tax Dist:				
Roof Cover		13	STAND SEAM 100																		BUILDING MARKET VALUE					3,844,423														
Interior Wall		05	DRYWALL 70																		TOTAL MARKET OB/XF VALUE					78,020														
Interior Wall		06	CUST PANEL 30																		TOTAL LAND VALUE - MARKET					950,000														
Interior Floor		12	HARDWOOD 70																		TOTAL MARKET VALUE					4,872,443														
Interior Floor		11	CLAY TILE 30																		SOH/AGL Deduction					500,000														
Air Condition		03	CENTRAL 100																		ASSESSED VALUE					4,372,443														
Heating Type		04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE					HX HB														
Bedrooms			5 100																		BASE TAXABLE VALUE					4,322,443														
Bathrooms			5.5 100																		TOTAL JUST VALUE					4,872,443														
Frame		02	WOOD FRAME 100																		NCON VALUE					0														
Stories		2.	2. 100				INCOME VALUE																																	
Units			0 100				PREVIOUS YEAR MKT VALUE					4,699,988																												
Quality		05	Quality Level 05																																					
DOR CODE		0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA		01																																			
NEIGHBORHOOD/LOC		2036.0100																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	2,715	100	2,715	1,874,907																																				
DCK	153	10	15	10,358																																				
FGR	900	55	495	341,834																																				
FOP	154	30	46	31,766																																				
FOP	154	30	46	31,766																																				
FOP	521	30	156	107,729																																				
FSP	285	40	114	78,725																																				
FSP	286	40	114	78,725																																				
FUS	310	100	310	214,078																																				
FUS	1,536	100	1,536	1,060,721																																				
TOTALS		7,212		5,567	3,844,423																																			
EXTRA FEATURES						50 CORD GRASS CT, 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	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	3,960																									
2	0855	CONC PAVER	0 100	0	0	1,676.00	SF	10.00	10.00	100	2019	2019	3	98	16,425																									
3	0811	CONCRETE B	0 100	0	0	627.00	SF	5.20	5.20	100	2019	2019	3	98	3,195																									
4	0855	CONC PAVER	0 100	0	0	147.00	SF	10.00	10.00	100	2019	2019	3	98	1,441																									
5	0855	CONC PAVER	0 100	8	4	32.00	SF	10.00	10.00	100	2019	2019	3	98	314																									
6	0855	CONC PAVER	0 100	8	4	32.00	SF	10.00	10.00	100	2019	2019	3	98	314																									
7	0855	CONC PAVER	0 100	5	4	20.00	SF	10.00	10.00	100	2019	2019	3	98	196																									
8	0855	CONC PAVER	0 100	5	4	20.00	SF	10.00	10.00	100	2019	2019	3	98	196																									
9	0861	POOL GUNIT	0 100	0	0	392.00	SF	85.00	85.00	100	2022	2022	3	98	32,654																									
10	0857	SANDSTONE/	0 100	0	0	472.00	SF	16.00	16.00	100	2022	2022	3	100	7,552																									
LAND DESCRIPTION						TOTAL OB/XF										66,247																								
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	000116	C	SFR MARSH	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	950,000.00	950,000.00	950,000																							

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