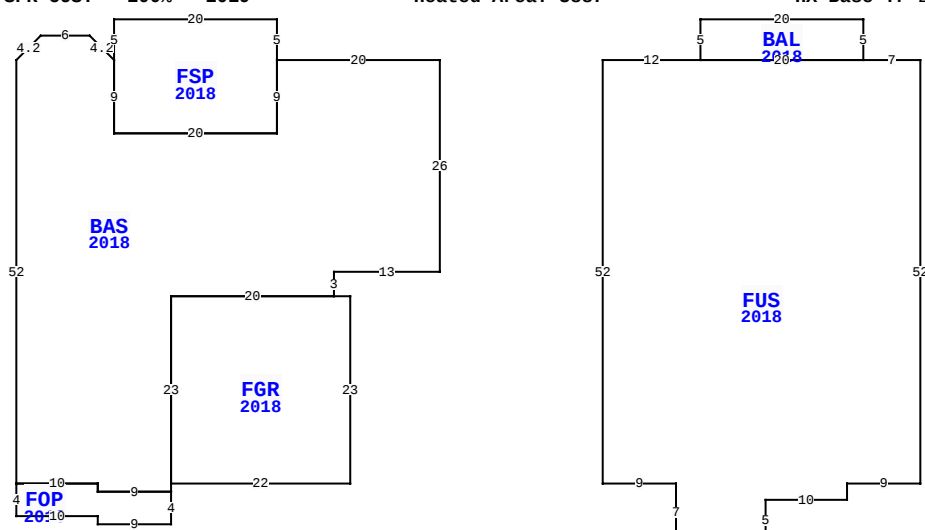


MCDONNELL AMANDA/MCDONNELL SHEILA R
85069 COCONUT COVE
FERNANDINA BEACH, FL 32034

25-2N-27-1475-0001-0240

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	31	HARDIE BRD 90								0500	01	4,315	106.0752	159.11	686,560	2018	2018	0	0	2.05	97.95	VALUATION BY																									
Exterior Wall	21	STONE 10								1 SFR CUST - 100% - 2019										Heated Area: 3887										HX Base Yr 2019										STANDARD							
Roof Structure	08	IRREGULAR 100																		BUILDING MARKET VALUE										672,486																	
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										14,537																	
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										166,500																	
Interior Floor	14	CARPET 70																		TOTAL MARKET VALUE										853,523																	
Interior Floor	11	CLAY TILE 30																		SOH/AGL Deduction										282,760																	
Air Condition	03	CENTRAL 100								ASSESSED VALUE										570,763																											
Heating Type	04	AIR DUCTED 100								TOTAL EXEMPTION VALUE										HX HB 50,000																											
Bedrooms		5 100								BASE TAXABLE VALUE										520,763																											
Bathrooms		4 100								TOTAL JUST VALUE										853,523																											
Frame	02	WOOD FRAME 100								NCON VALUE										0																											
Stories	1.	1. 100								INCOME VALUE																																					
Units		0 100								PREVIOUS YEAR MKT VALUE										823,695																											
Occupancy	00	NONE 100																																													
Quality		04 Quality Level 04																																													
DOR CODE		0100 SINGLE FAMILY																																													
MAP NUM		MKT AREA								04																																					
NEIGHBORHOOD/LOC		4004.00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAL	100	15	15	2,338																																											
BAS	1,762	100	1,762	274,605																																											
FGR	506	55	278	43,326																																											
FOP	76	30	23	3,585																																											
FSP	280	40	112	17,455																																											
FUS	2,125	100	2,125	331,178																																											
TOTALS		4,849		4,315		672,486		85069 COCONUT CV, FERNANDINA BEACH														BLD DATE 05/29/2015		KK		LGL DATE		05/26/2023		MLU																	
EXTRA FEATURES																																															
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	0812	CONCRETE C	0 100	0	0	1,312.00	SF	4.00	4.00	100	2018	2018	3	97	5,091																																
2	0940	SHEDS/PORT	0 100	32	12	384.00	SF	30.00	30.00	100	2018	2018	3	82	9,446																																
LAND DESCRIPTION		TOTAL OB/XF 14,537																																													
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	0006	OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	150,000.00	150,000.00	166,500																														
REVIEW DATE 04/03/2019 BY TW Total Acres: 1.11 Total Land Value: 166,500 Market: 0 Agricultural: 0 Common: 166,500 PRINTED 08/06/2024 BY SYS																																															