

SZYNAKA EDWARD M & DIANE
85293 BURMEISTER ROAD
FERNANDINA BEACH, FL 32034-7653

25-2N-27-1475-0001-0300

BUILDING CHARACTERISTICS

ELEMENTCD

05

AVERAGE 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 80

11

CLAY TILE 20

03

CENTRAL 100

04

AIR DUCTED 100

2

2. 100
0 100

00

NONE 100

03

Quality Level 03

0100

SINGLE FAMILY

04

MKT AREA

4004.00

100

1,728

100

1,728

152,143

30

1,084

30

325

28,615

100

1,392

100

1,392

122,560

TOTALS

4,204

3,445

303,318

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

0811

CONCRETE B

0 100

0 0

540.00

SF

5.20

5.20

100

2006

2006

3

87

2,443

2

0940

SHEDS/PORT

0 100

12 16

192.00

SF

30.00

30.00

100

2008

2008

3

35

2,016

LAND DESCRIPTION

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

000100

C

SFR

100

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

85,000.00

85,000.00

85,000

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSREPL. COST NEW

AYBEYB

ECONFNCT

NORM% COND

0100

01

3,445

98.0720

93.17

320,971

2006

2011

0

0

5.50

94.50

1 SINGLE FAM - 100% - 2007

Heated Area: 3120

HX Base Yr 2007

8

29

37

26

6

28

76

29

37

8

BAS

2006

FOP

2006

22

11

11

4

4

11

4

4

6

11

22

FUS

2006

NASSAU COUNTY PROPERTY

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4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

303,318

4,459

85,000

392,777

113,138

279,639

50,000

229,639

392,777

0

379,446

PERMIT NUM

DESCRIPTION

AMT

ISSUED

19003899

REPAIR/RRF

0

05/09/2019

M15966

H/AC

0

02/01/2011

B23527

ADDITION

15,000

04/01/2010

B21723

XFOB

6,336

07/01/2008

R08884

REPAIR/RRF

2,000

02/01/2006

P10601

OTHER

0

01/01/2006

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1320/1430

5/27/2005

WD U

V

23

35,000

GRANTOR:MULLINS NANCY R

GRANTEE:SZYNAKA EDWARD M &

1049/0170

4/10/2002

QC U

V

01

2,500

GRANTOR:ELLIOTT RUTH

GRANTEE:MULLINS NANCY R

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W8 BAS=[YR=2006] W60 S29 E26 N2 E6 S2 E28 N29 \$ S29 W28 N2 W6 S2 W26 N29 W8 S37 E76 N37 \$ PTR=E30 FUS=[YR=2006] E60 S22 W11 S4 W6 N4 W11 S4 W6 N4 W11 S4 W6 N4 W9 N22 \$ W30 \$.

REVIEW DATE

12/12/2019

BY

NWTW

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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