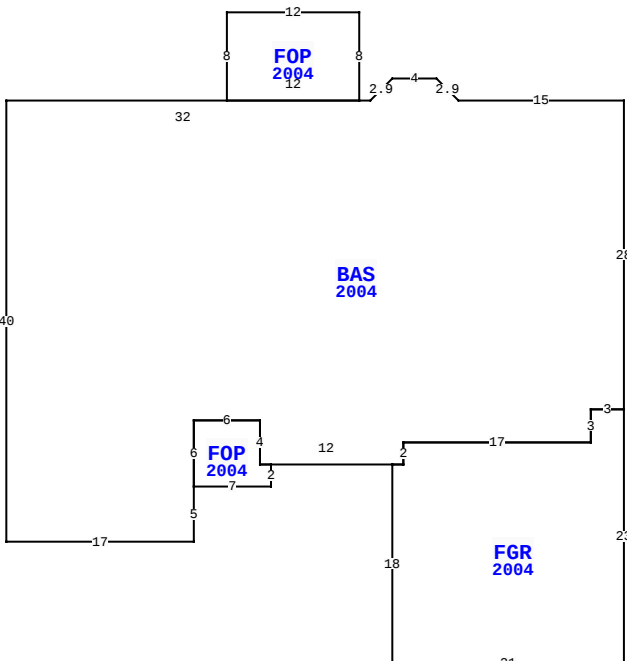


PETERSON MARK & SARAH
32106 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

25-2N-28-0551-0006-0000

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	16	WD FR STUC 100								0900	01	2,181	115.6400	144.55	315,264	2004	2008	0	0	0	0	7.50	92.50																										
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2021										Heated Area: 1906										HX Base Yr 2021																			
Roof Cover	03	COMP SHNGL 100																																															
Interior Wall	05	DRYWALL 100																																															
Interior Floo	11	CLAY TILE 50																																															
Interior Floo	12	HARDWOOD 50																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		4 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units	0	0 100																																															
Occupancy	00	NONE 100																																															
Quality		03 Quality Level 03																																															
DOR CODE		0100 SINGLE FAMILY																																															
MAP NUM										MKT AREA								04																															
NEIGHBORHOOD/LOC		4041.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,906	100	1,906	254,849																																													
FGR	427	55	235	31,421																																													
FOP	38	30	11	1,471																																													
FOP	96	30	29	3,878																																													
TOTALS		2,467		2,181		291,619																																											
EXTRA FEATURES										32106 GRAND PARKE BLVD, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/08/2024 MLU									
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	2004	2004	3	88	3,080																																		
2	0812	CONCRETE C	0 100	0	0	847.00	SF	4.00	4.00	100	2004	2004	3	84	2,846																																		
3	0476	VF 6 SBPL	0 100	0	0	42.00	LF	32.00	32.00	100	2016	2016	3	90	1,210																																		
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270																																		
5	0479	VF PICKET	0 100	0	0	72.00	LF	10.00	10.00	100	2016	2016	3	90	648																																		
LAND DESCRIPTION																	TOTAL OB/XF 8,054																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																																