

KODROWSKY FAMILY TRUST/KODROWSKY WILLIAM A CO-TRUS
96553 CAYMAN CIRCLE
FERNANDINA BEACH, FL 32034

27-2N-28-141B-0003-0290

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall 16 WD FR STUC 100										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										0 0 8.50 91.50																			
Roof Structur 03 GABLE/HIP 100										0900 01 3,049 107.1800 133.98 408,505 2004 2006 0 0										STANDARD																			
Roof Cover 03 COMP SHNGL 100										1 SNGL FAM - 100% - 2018										Heated Area: 2476 HX Base Yr 2018																			
Interior Wall 05 DRYWALL 100																				VALUATION BY										STANDARD									
Interior Floo 11 CLAY TILE 50																				Tax Group: 4										Tax Dist:									
Interior Floo 13 CARPET 50																				BUILDING MARKET VALUE										373,782									
Air Condition 04 CENTRAL 100																				TOTAL MARKET OB/XF VALUE										53,510									
Heating Type 04 AIR DUCTED 100																				TOTAL LAND VALUE - MARKET										75,000									
Bedrooms 4 100																				TOTAL MARKET VALUE										502,292									
Bathrooms 3.5 100																				SOH/AGL Deduction										213,735									
Frame 02 WOOD FRAME 100																				ASSESSED VALUE										288,557									
Stories 1. 1. 100																				TOTAL EXEMPTION VALUE										HX HB 50,000									
Units 0 100																				BASE TAXABLE VALUE										238,557									
Occupancy 00 NONE 100										TOTAL JUST VALUE										502,292																			
										NCON VALUE										35,490																			
										INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE										460,226																			
Quality 03 Quality Level 03																																							
DOR CODE 0100 SINGLE FAMILY																																							
MAP NUM MKT AREA 04																																							
NEIGHBORHOOD/LOC 4011.00																																							
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																																							
BAS 2,476 100 2,476 303,537																																							
FGR 759 55 417 51,121																																							
FOP 47 30 14 1,717																																							
FOP 399 30 120 14,711																																							
PTO 440 5 22 2,697																																							
TOTALS 4,121 3,049 373,782																																							
EXTRA FEATURES										96553 CAYMAN CIR, FERNANDINA BEACH																													
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																																							
3 0911 SCRNM RM A 0 100 44 10 440.00 SF 17.50 17.50 100 2017 2017 3 78 6,006																																							
4 0855 CONC PAVER 0 100 0 0 407.00 SF 10.00 10.00 100 2017 2017 3 97 3,948																																							
5 0476 VF 6 SBPL 0 100 0 0 276.00 LF 32.00 32.00 100 2017 2017 3 92 8,125																																							
6 0470 VNYL GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2017 2017 3 92 552																																							
7 0855 CONC PAVER 0 100 16 12 192.00 SF 10.00 10.00 100 2017 2017 3 97 1,862																																							
8 0855 CONC PAVER 0 100 0 0 3,335.00 SF 10.00 10.00 100 2024 2021 99 33,017																																							
LAND DESCRIPTION										TOTAL OB/XF 53,510																													
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 000133 C SFR LAKE 100 0003 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 75,000.00 75,000.00 75,000																																							
REVIEW DATE 05/06/2024 BY NWA										Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000										PRINTED 08/06/2024 BY SYS																			