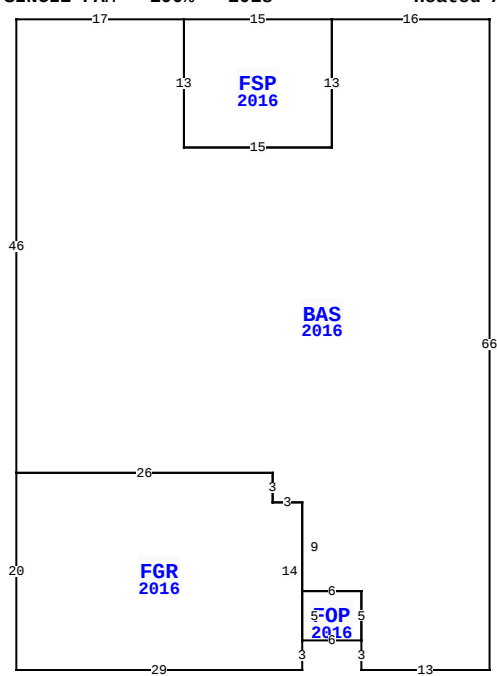


NOLAN PETER M & CHERISSE A
95023 CHESWICK OAKS DR
FERNANDINA BEACH, FL 32034

29-2N-28-0100-0063-0000

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 70		0100	01	2,755	116.1216	110.32	303,932	2016	2016	0	0	0	0	3.15	96.85	VALUATION BY					STANDARD										
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM - 100% - 2018										Heated Area: 2354										HX Base Yr 2018									
Roof Structure		03	GABLE/HIP 100																	BUILDING MARKET VALUE					294,358									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					50,410									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					75,000									
Interior Floor		14	CARPET 60																	TOTAL MARKET VALUE					419,768									
Interior Floor		11	CLAY TILE 40																	SOH/AGL Deduction					134,365									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					285,403									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB VX 55,000									
Bedrooms		4	100																	BASE TAXABLE VALUE					230,403									
Bathrooms		3	100																	TOTAL JUST VALUE					419,768									
Frame		02	WOOD FRAME 100																	NCON VALUE					31,350									
Stories		1.	1. 100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE					375,386																								
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4144.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,354	100	2,354	251,513																														
FGR	571	55	314	33,549																														
FOP	30	30	9	962																														
FSP	195	40	78	8,334																														
TOTALS	3,150		2,755	294,358																														
EXTRA FEATURES					95023 CHESWICK OAKS DR, 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																			
1	0811	CONCRETE B	0 100	0 0	928.00	SF	5.20	5.20	100	2016	2016	3	96	4,633																				
2	0810	CONCRETE A	0 100	11 3	33.00	SF	6.50	6.50	100	2016	2016	3	96	206																				
3	0476	VF 6 SBPL	0 100	0 0	156.00	LF	32.00	32.00	100	2016	2016	3	90	4,493																				
4	0470	VNYL GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270																				
5	0855	CONC PAVER	0 100	0 0	975.00	SF	10.00	10.00	100	2018	2018	3	97	9,458																				
6	0861	POOL GUNIT	0 100	0 0	290.00	SF	85.00	85.00	100	2024	2023		100	24,650																				
7	0855	CONC PAVER	0 100	0 0	670.00	SF	10.00	10.00	100	2024	2023		100	6,700																				
LAND DESCRIPTION															TOTAL OB/XF 50,410																			
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																	