

LOT 18
IN OR 2680/1279 BEING PARCEL A
EX R/W OR 400/807

STELMACH DARIUS
129 DEMURRAGE WAY
FOLSOM, CA 95630

2024

29-2N-28-4950-0018-0000



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	05	AVERAGE 100	0100	01	1,694	99.7500	94.76	160,523	1974	1974	0	0	19.50	80.50	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 2024													Heated Area: 1694													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		1.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	04	DIST 01 100																											
Occupancy	00	NONE 100																											
Quality			02	Quality Level 02																									
DOR CODE			0100 SINGLE FAMILY																										
MAP NUM			MKT AREA 04																										
NEIGHBORHOOD/LOC			4005.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,386	100	1,386	105,726																									
BAS	308	100	308	23,495																									
TOTALS			1,694	1,694	129,221																								
EXTRA FEATURES			95275 MARC ANTHONY RD, 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	0500	FP-PRE FAB	0 0	0 0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628															
LAND DESCRIPTION																TOTAL OB/XF 1,628													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	75,000.00	75,000.00	90,000												
REVIEW DATE 03/29/2019 BY KWA Total Acres: 1.20 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS																													