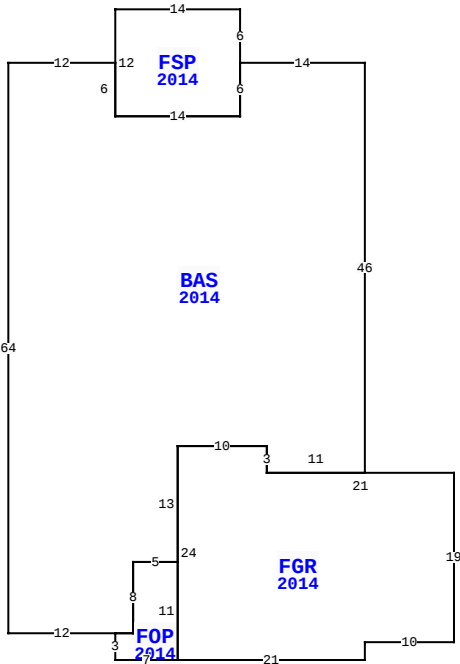


BACHAND MARK & ANN
95061 LILAC DR
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0125-0000

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	EFF. BASE RATE	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		05	AVERAGE 70		0100	01	2,477	113.7024	108.02	267,566	2014	2014	0	0	0	4.15	95.85	VALUATION BY		STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2019													Heated Area: 2028					HX Base Yr 2019					Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE					256,462														
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					8,866														
Interior Floo		14	CARPET 70															TOTAL LAND VALUE - MARKET					75,000														
Interior Floo		11	CLAY TILE 30															TOTAL MARKET VALUE					340,328														
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					103,063														
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					237,265														
Bedrooms		4	100															TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms		3	100															BASE TAXABLE VALUE					187,265														
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					340,328														
Stories		1.	1. 100															NCON VALUE					0														
Units		0	100		INCOME VALUE																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					328,886																											
Quality		04	Quality Level 04																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA		04																																
NEIGHBORHOOD/LOC		4067.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,028		100		2,028		209,974																													
FGR		661		55		364		37,687																													
FOP		61		30		18		1,863																													
FSP		168		40		67		6,937																													
TOTALS		2,918				2,477		256,462																													
EXTRA FEATURES						95061 LILAC DR, FERNANDINA BEACH										BLD DATE		03/29/2023		NW		LGL DATE															
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		848.00		SF		5.20		5.20		100		2014		2014		3		95		4,189							
2		0476		VF 6 SBPL		0 100		0		0		168.00		LF		32.00		32.00		100		2014		2014		3		87		4,677							