

QUATTLEBAUM SHERRY
1922 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

31-2N-28-1400-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		26	AL SIDING 100		0820	02	864	104.2000	72.94	63,020		1985	1988	0	0	0	70.00	30.00		VALUATION BY										STANDARD									
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 0										Heated Area: 840										HX Base Yr														
Roof Cover		01	MINIMUM 100		14 60 60 14 12 12 8 8 UOP 2021 BAS 1993																																		
Interior Wall		05	DRYWALL 100																																				
Interior Floo		14	CARPET 80																																				
Interior Floo		08	SHT VINYL 20																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			2 100																																				
Bathrooms			1 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Units			0 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA																						04														
NEIGHBORHOOD/LOC		4007.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	840	100	840	18,381																																			
UOP	96	25	24	525																																			
TOTALS		936	864	18,906																																			
EXTRA FEATURES					95464 KAREN WALK, FERNANDINA BEACH										BLD DATE				LGL DATE		05/30/2023		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																								