

LOT 6
OAK HILL EST #1 PB 5/90 & 91

BENNETT MARK & PAMELA FAMILY TRUST/BENNETT A MARK
815 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1600-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	10	ABOVE AVG 50								0100	01	920	124.7400	118.50	109,020	1993	2015	0	0	0	3.50	96.50								
Exterior Wall	30	VINYL 50								1 SINGLE FAM - 0% - 0										Heated Area: 920 HX Base Yr										
Roof Structure	03	GABLE/HIP 100								BAS 1999																				
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	13	LVT/LAMNT 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality		03	Quality Level 03																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA								04																			
NEIGHBORHOOD/LOC		4007.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	920	100	920	105,204																										
TOTALS		920		920	105,204																									
EXTRA FEATURES										95586 LEO DR, FERNANDINA BEACH										BLD DATE XF DATE INC 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	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2016	2016	3	74	1,184														
2	1242	WD DECK A	0	0	0	0	302.00	SF	10.00	10.00	100	2016	2016	3	74	2,235														
LAND DESCRIPTION										TOTAL OB/XF										3,419										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000													
REVIEW DATE 03/18/2022 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																														