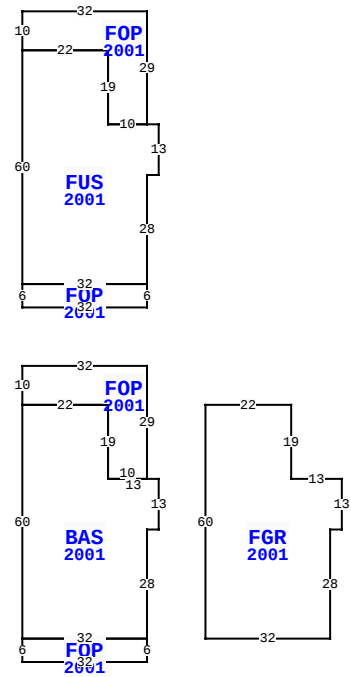
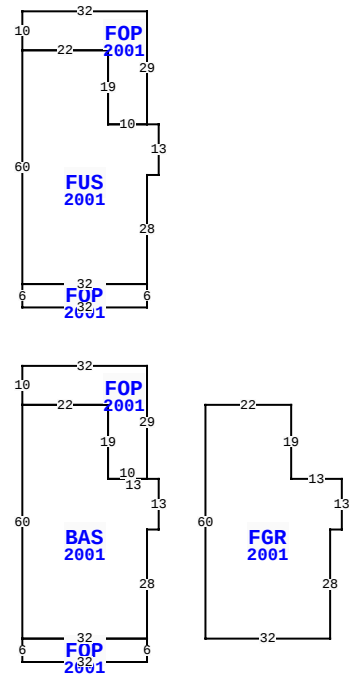


ELBERT ANDREW J/POLLACK ALISON
96173 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

37-2N-28-5000-0044-0000

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		31	HARDIE BRD 100		0500	11	4,933	131.9378	197.91	976,290	2001	2001	0	0	10.75	89.25	VALUATION BY					STANDARD												
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2024										Heated Area: 3538					HX Base Yr 2024					Tax Group: 7					Tax Dist:				
Roof Cover		13	STAND SEAM 100																	BUILDING MARKET VALUE					871,339									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					139,030									
Interior Floo		12	HARDWOOD 90																	TOTAL LAND VALUE - MARKET					531,250									
Interior Floo		11	CLAY TILE 10																	TOTAL MARKET VALUE					1,541,619									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					0									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					1,541,619									
Bedrooms			4 100																	TOTAL EXEMPTION VALUE					HX HB VX 55,000									
Bathrooms			3 100																	BASE TAXABLE VALUE					1,486,619									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					1,541,619									
Stories		3.	3. 100																	NCON VALUE					0									
Units			0 100																	INCOME VALUE														
																				PREVIOUS YEAR MKT VALUE					1,648,509									
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4016.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,769	100	1,769	312,467																														
FGR	1,769	55	973	171,865																														
FOP	192	30	58	10,245																														
FOP	192	30	58	10,245																														
FOP	510	30	153	27,025																														
FOP	510	30	153	27,025																														
FUS	1,769	100	1,769	312,467																														
TOTALS	6,711		4,933	871,339																														
EXTRA FEATURES					96173 PINEY ISLAND DR, FERNADINA BEACH										BLD DATE				LGL DATE		05/24/2023		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG 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	0812	CONCRETE C	0 100	0 0	3,600.00	SF	4.00	4.00	100	2001	2001	3	80	11,520																				
2	0920	CWALL-WD/M	0 100	0 0	277.00	LF	390.00	390.00	100	2001	2001	3	20	21,606																				
3	0861	POOL GUNIT	0 100	0 0	560.00	SF	170.00	170.00	100	2001	2001	3	27	25,704																				
4	0885	WATERSCAPE	0 100	0 0	1.00	UT	3,000.00	3,000.00	100	2001	2001	3	100	3,000																				
5	0830	FLAGSTONE	0 100	0 0	506.00	SF	12.00	12.00	100	2001	2001	3	80	4,858																				
6	0500	FP-PRE FAB	0 100	0 0	2.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	5,950																				
7	0940	SHEDS/PORT	0 100	0 0	54.00	SF	30.00	30.00	100	2001	2001	3	20	324																				
8	0300	BOAT DCK W	0 100	0 0	2,560.00	SF	40.00	40.00	100	2010	2010	3	60	61,440																				
9	0350	CARPORT WD	0 100	24 14	336.00	SF	13.00	13.00	100	2001	2001	3	20	874																				
10	0303	FLT DOCK W	0 100	10 20	200.00	SF	26.00	26.00	100	2002	2002	3	30	1,560																				
LAND DESCRIPTION					TOTAL OB/XF										136,836																			
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	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	425,000.00	531,250.00	531,250																	

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