

MURAK KONRAD R & MICHELE
83700 NETHER ST
FERNANDINA BEACH, FL 32034

40-2N-27-1101-0037-0000

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 31										0100 01 2,141 121.5249 115.45 247,178 2021 2021 2021 0 0 0.50 99.50										VALUATION BY STANDARD									
Roof Structur 03										1 SINGLE FAM - 100% - 2022 Heated Area: 1777 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Cover 05																				BUILDING MARKET VALUE 245,942									
Interior Wall 05																				TOTAL MARKET OB/XF VALUE 36,131									
Interior Floo 11																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 14																				TOTAL MARKET VALUE 357,073									
Air Condition 03																				SOH/AGL Deduction 16,792									
Heating Type 04																				ASSESSED VALUE 340,281									
Bedrooms 02																				TOTAL EXEMPTION VALUE 13 340,281									
Bathrooms 02																				BASE TAXABLE VALUE 0									
Frame 02																				TOTAL JUST VALUE 357,073									
Stories 1. 1. 100																				NCON VALUE 26,420									
Units 00 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 305,890									
Quality 04										Quality Level 04																			
DOR CODE 0100										SINGLE FAMILY																			
MAP NUM										MKT AREA 04																			
NEIGHBORHOOD/LOC 4090.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,777 100 1,777 204,129																													
FGR 462 55 254 29,177																													
FOP 149 30 45 5,169																													
FSP 162 40 65 7,466																													
TOTALS 2,550 2,141 245,942																													
EXTRA FEATURES										83700 NETHER ST, 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 0811 CONCRETE B 0 100 0 0 724.00 SF 5.20 5.20 100 2021 2021 3 99 3,727																													
2 0471 VINYL FNC 0 100 0 0 90.00 LF 32.00 32.00 100 2021 2021 3 98 2,822																													
3 0470 VNYL GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2021 2021 3 98 588																													
4 0462 ST/AL FNC 0 100 0 0 240.00 SF 10.00 10.00 100 2021 2021 3 95 2,280																													
5 0463 FENCE GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2021 2021 3 98 294																													
6 0866 POOL FIBER 0 100 22 10 220.00 SF 72.00 72.00 100 2024 2023 100 15,840																													
7 0855 CONC PAVER 0 100 0 0 858.00 SF 10.00 10.00 100 2024 2023 100 8,580																													
8 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2024 2023 100 2,000																													
LAND DESCRIPTION										TOTAL OB/XF 36,131																			
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 000100 C SFR 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 75,000.00 75,000.00 75,000																													
REVIEW DATE 12/06/2023 BY NW										Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000										PRINTED 08/06/2024 BY SYS									