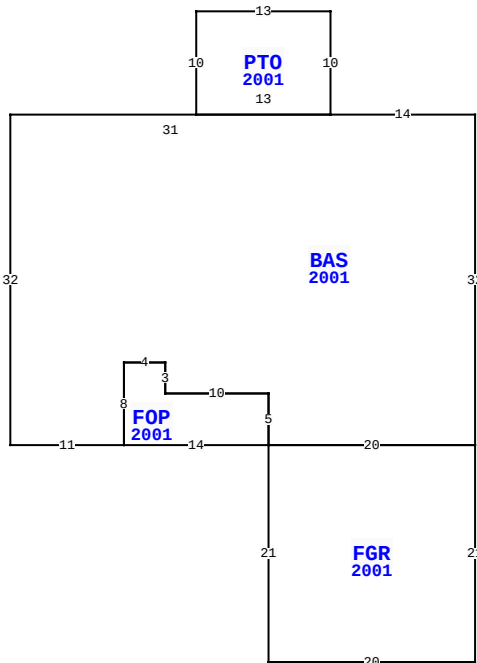


SETZER SHIRLEY/SETZER EVERETT EST
96071 DUVAL RD
FERNANDINA BEACH, FL 32034

40-2N-28-0000-0048-0000

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	10	ABOVE AVG 50		0100	01	1,620	114.2400	108.53	175,819	2001					0	10.75	89.25	VALUATION BY					STANDARD						
Exterior Wall	16	WD FR STUC 50		1 SINGLE FAM - 100% - 0														Heated Area: 1358					HX Base Yr						
Roof Structur	03	GABLE/HIP 100																Tax Group: 4					Tax Dist:						
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE					156,918						
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					7,758						
Interior Floo	14	CARPET 80																TOTAL LAND VALUE - MARKET					118,500						
Interior Floo	08	SHT VINYL 20																TOTAL MARKET VALUE					283,176						
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					178,113						
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					105,063						
Bedrooms		3 100																TOTAL EXEMPTION VALUE					HX HB DX 55,000						
Bathrooms		2 100																BASE TAXABLE VALUE					50,063						
Frame	02	WOOD FRAME 100																TOTAL JUST VALUE					283,176						
Stories	1.	1. 100		NCON VALUE					0																				
Units		0 100		INCOME VALUE																									
BUD8 Adjustme	04	DIST 01 100		TOTAL OB/XF					7,758					PREVIOUS YEAR MKT VALUE					276,301										
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA		04																									
NEIGHBORHOOD/LOC	4005.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,358	100	1,358	131,540																									
FGR	420	55	231	22,375																									
FOP	82	30	25	2,421																									
PTO	130	5	6	581																									
TOTALS	1,990		1,620	156,918																									
EXTRA FEATURES					96071 DUVAL RD, FERNANDINA BEACH										BLD DATE					LGL DATE									
															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	0510	GARAGE WD-	0 100	20	25	500.00	SF	35.00	35.00	100	1990	1990	3	20	3,500														
2	0810	CONCRETE A	0 100	14	25	350.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,354														
3	0810	CONCRETE A	0 100	4	16	64.00	SF	6.50	6.50	100	1990	1990	3	59.5	248														
4	0810	CONCRETE A	0 100	4	16	64.00	SF	6.50	6.50	100	1980	1980	3	32.5	135														
5	0811	CONCRETE B	0 100	0	0	606.00	SF	5.20	5.20	100	2001	2001	3	80	2,521														
LAND DESCRIPTION																													
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	100		RSF-2	0.00	0.00	1.58	AC		1.00	1.00	1.00	75,000.00	75,000.00	118,500												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.58 Total Land Value: 118,500 Market: 0 Agricultural: 0 Common: 118,500 PRINTED 08/06/2024 BY SYS																													