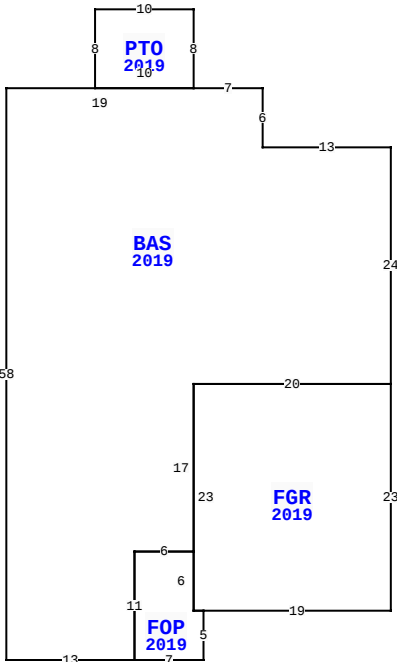


WATKINS DEBORAH L L/E/
95517 HANOVER COURT
FERNANDINA BEACH, FL 32034

41-2N-28-1140-0062-0000

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							0100	01	1,836	128.1500	121.74	223,515	2019	2019		0	0	1.50	98.50	VALUATION BY					STANDARD																
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2021										Heated Area: 1558										HX Base Yr 2021					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										220,162														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										3,739														
Interior Floo		11	CLAY TILE 50																	TOTAL LAND VALUE - MARKET										75,000														
Interior Floo		14	CARPET 50																	TOTAL MARKET VALUE										298,901														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										95,661														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										203,240														
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										HX HB 50,000														
Bathrooms			2 100																	BASE TAXABLE VALUE										153,240														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										298,901														
Stories		1.	1. 100																	NCON VALUE										0														
Units			0 100							INCOME VALUE																																		
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE										269,885																								
Quality		05	Quality Level 05																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA				04																																					
NEIGHBORHOOD/LOC		4068.100																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS	1,558	100	1,558		186,826																																							
FGR	460	55	253		30,338																																							
FOP	71	30	21		2,519																																							
PTO	80	5	4		480																																							
TOTALS		2,169			1,836		220,162																																					
EXTRA FEATURES										95517 HANOVER CT, FERNANDINA BEACH																																		
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	05/18/2023 MLU																									
1	0810	CONCRETE A	0 100	0	0	27.00	SF	6.50	6.50				100	2019	2019	3	98	172																										
2	0810	CONCRETE A	0 100	0	0	560.00	SF	6.50	6.50				100	2019	2019	3	98	3,567																										
LAND DESCRIPTION										TOTAL OB/XF										3,739																								
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	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																										
																			</																									