

BOCKIAN BARRY
96023 WOODMERE WAY
FERNANDINA BEACH, FL 32034

42-2N-28-1141-0060-0000

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										VALUATION BY STANDARD									
Exterior Wall 31 HARDIE BRD 100										0100 01 2,133 117.5020 111.63 238,107 2021 2021 0 0 0.50 99.50										Tax Group: 4 Tax Dist:									
Roof Structure 03 GABLE/HIP 100										1 SINGLE FAM - 0% - 2024 Heated Area: 1816 HX Base Yr										BUILDING MARKET VALUE 236,916									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 10,309									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floor 08 SHT VINYL 50																				TOTAL MARKET VALUE 322,225									
Interior Floor 14 CARPET 50																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 322,225									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 4 100																				BASE TAXABLE VALUE 322,225									
Bathrooms 2 100																				TOTAL JUST VALUE 322,225									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 291,094									
Occupancy 00 NONE 100																													
Quality 05 Quality Level 05																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				C2009704 CO ISSUED 0 02/23/2021									
MAP NUM MKT AREA 04																				B2009704 NEW CONSTR 250,048 10/14/2020									
NEIGHBORHOOD/LOC 4068.100																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,816 100 1,816 201,706																													
FGR 441 55 243 26,990																													
FOP 24 30 7 777																													
FOP 224 30 67 7,442																													
TOTALS 2,505 2,133 236,916																													
EXTRA FEATURES										95303 COLLEGE PKWY, 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/18/2023 MLU																			
1 0810 CONCRETE A 0 0 8 3 24.00 SF 6.50 6.50 100 2021 2021 3 99 154																													
2 0811 CONCRETE B 0 0 0 0 576.00 SF 5.20 5.20 100 2021 2021 3 99 2,965																													
3 0476 VF 6 SBPL 0 0 0 0 156.00 LF 32.00 32.00 100 2021 2021 3 98 4,892																													
4 0470 VNYL GATE 0 0 0 0 1.00 UT 300.00 300.00 100 2021 2021 3 98 294																													
5 0462 ST/AL FNC 0 0 45 0 180.00 SF 10.00 10.00 100 2021 2021 3 95 1,710																													
6 0463 FENCE GATE 0 0 0 0 1.00 UT 300.00 300.00 100 2021 2021 3 98 294																													
LAND DESCRIPTION										TOTAL OB/XF 10,309																			
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 000134 C SFR POND 0 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 75,000.00 75,000.00 75,000																													
REVIEW DATE 08/03/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																													