

LOPER JAMES
322 S 6TH ST
FERNANDINA BEACH, FL 32034

44-2N-28-0000-0029-0080



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		25	MOD METAL 100							1709	04	387	92.7675	75.61	29,261	2019	2019	0	0	5.00	95.00	VALUATION BY		STANDARD										
Roof Structure		01	FLAT 100							1 MH OFFICE - 0% - 0										Heated Area: 360 HX Base Yr														
Roof Cover		12	MODULAR MT 100							BAS 2019 CAN 2019 STR 2019 DCK 2019																				BUILDING MARKET VALUE		27,798		
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE		28,766												
Interior Floor		08	SHT VINYL 100																	TOTAL LAND VALUE - MARKET		82,290												
Ceiling		01	FIN.SUSPD 100																	TOTAL MARKET VALUE		138,854												
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction		0												
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE		138,854												
Fixtures Frame		02	2 100 WOOD FRAME 100																	TOTAL EXEMPTION VALUE		0												
Story Height			9 100																	BASE TAXABLE VALUE		138,854												
RMS			2 100																	TOTAL JUST VALUE		138,854												
Stories		1.	1. 100																	NCON VALUE		0												
Units			0 100							INCOME VALUE																								
Occupancy		00	OWNER OCC 100							PREVIOUS YEAR MKT VALUE		141,377																						
Quality		03	Quality Level 03																															
DOR CODE		3000	FLORIST/GREENHOUSE																															
MAP NUM			MKT AREA				04																											
NEIGHBORHOOD/LOC		4005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS	360	100	360		25,859																													
CAN	30	30	9		646																													
CAN	30	30	9		646																													
DCK	70	10	7		503																													
STR	24	10	2		143																													
TOTALS		514	387		27,798																													
EXTRA FEATURES							95740 ARBOR LN, 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	0	0	881.00	SF	5.20	5.20	100	2019	2019	3	98	4,490																			
2	0400	CONC CURB	0	0	0	104.00	LF	15.00	15.00	100	2019	2019	3	99	1,544																			
3	1076	TRELLIS A	0	0	12	72.00	SF	7.50	7.50	100	2019	2019	3	90	486																			
4	0810	CONCRETE A	0	0	20	340.00	SF	6.50	6.50	100	2019	2019	3	98	2,166																			
5	1242	WD DECK A	0	0	0	204.00	SF	10.00	10.00	100	2019	2019	3	86	1,754																			
6	0972	ST LGHT UN	0	0	0	2.00	UT	1,518.00	1,518.00	100	2019	2019	3	95	2,884																			
7	0810	CONCRETE A	0	0	0	362.00	SF	6.50	6.50	100	2019	2019	3	98	2,306																			
8	0424	CL FNC 6'	0	0	0	203.00	LF	20.00	20.00	100	2019	2019	3	95	3,857																			
9	0464	FNC GT 10'	0	0	0	1.00	UT	350.00	350.00	100	2019	2019	3	95	333																			
10	0465	FNC GT 15'	0	0	0	1.00	UT	562.50	562.50	100	2019	2019	3	95	534																			
LAND DESCRIPTION										TOTAL OB/XF										20,354														
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	004900	C	OPEN STRGE	0		CN	0.00	0.00	40,945.00	SF		1.00	1.00	0.80	2.50	2.00	81,890																	
2	009600	C	WASTELAND	0		CN	0.00	0.00	0.16	AC		1.00	1.00	1.00	2,500.00	2,500.00	400																	
REVIEW DATE 04/02/2020 BY KK Total Acres: 0.16 Total Land Value: 82,290 Market: 0 Agricultural: 0 Common: 82,290 PRINTED 08/06/2024 BY SYS																																		

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