

HUNTER STEPHINIE
95056 HOLMBERG LN
FERNANDINA BEACH, FL 32034

44-2N-28-5210-0043-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																
ELEMENT	CD	17	CB STUCCO 100	03	GABLE/HIP 100	12	MODULAR MT 100	05	DRYWALL 100	14	CARPET 80	11	CLAY TILE 20	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	0	100	04	DIST 01 100	00	NONE 100	04	Quality Level 04	0100	SINGLE FAMILY	MAP NUM	MKT AREA	04	NEIGHBORHOOD/LOC	4006.00
Exterior Wall		17	CB STUCCO 100	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2017										Heated Area: 1456										HX Base Yr 2017										
Roof Structur		03	GABLE/HIP 100																																	
Roof Cover		12	MODULAR MT 100																																	
Interior Wall		05	DRYWALL 100																																	
Interior Floo		14	CARPET 80																																	
Interior Floo		11	CLAY TILE 20																																	
Air Condition		03	CENTRAL 100																																	
Heating Type		04	AIR DUCTED 100																																	
Bedrooms			3 100																																	
Bathrooms			2.5 100																																	
Frame		02	WOOD FRAME 100																																	
Common Wall			20 100																																	
Stories		1.	1. 100																																	
Units			0 100																																	
BUD8 Adjustme		04	DIST 01 100																																	
Occupancy		00	NONE 100																																	
Quality		04	Quality Level 04																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA																																	
NEIGHBORHOOD/LOC		4006.00																																		
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS		1,456	100	1,456	122,217																															
FGR		364	55	200	16,788																															
FOP		64	30	19	1,595																															
FST		96	55	53	4,449																															
UOP		252	20	50	4,197																															
TOTALS		2,232		1,778	149,246																															
EXTRA FEATURES		95056 HOLMBERG LN, FERNANDINA BEACH																																		
BLD DATE		05/22/2009										RK																								
XF DATE												LGL DATE																								
INC DATE												LAND 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																			

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[illegible]