

WEBB LINDA DIANE SMITH
94038 SAGE COURT
FERNANDINA BEACH, FL 32034

45-2N-28-525E-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT		CD	25		MOD METAL 100		0820		02	1,446		50.6000		35.42		51,217		1973		0		0		5		70.00		25.00			
Exterior Wall		03	03		GABLE/HIP 100		1		M/H 93-		- 0%		- 1974		Heated Area: 1392		HX Base Yr 1974														
Roof Structur		03	03																												
Roof Cover		01	01		MINIMUM 100																										
Interior Wall		04	04		PLYWOOD 100																										
Interior Floo		14	14		CARPET 100																										
Air Condition		01	01		NONE 100																										
Heating Type		04	04		AIR DUCTED 100																										
Bedrooms					3 100																										
Bathrooms					2 100																										
Frame		02	02		WOOD FRAME 100																										
Stories		1.	1.		1. 100																										
Units					0 100																										
BUD8 Adjustme		04	04		DIST 01 100																										
Quality		01	01		Quality Level 01																										
DOR CODE		0200	0200		MOBILE HOME																										
MAP NUM					MKT AREA																										
NEIGHBORHOOD/LOC		4003.00	4003.00																												
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS		1,392	100	1,392	12,326																										
UOP		216	25	54	478																										
TOTALS		1,608		1,446	12,804																										
EXTRA FEATURES		94038 SAGE CT, FERNANDINA BEACH										BLD DATE				LGL DATE		04/24/2024		MLU											
												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	0940	SHEDS/PORT	0	0	12	14		168.00	SF	15.00	15.00	100	1985	1985	3	20	504														
2	1242	WD DECK A	0	100	4	6		24.00	SF	10.00	10.00	100	2000	2000	3	20	48														
3	0879	FISH POOL	0	100	4	4		16.00	SF	14.00	14.00	100	2001	2001	3	27	60														
4	0940	SHEDS/PORT	0	100	6	6		36.00	SF	30.00	30.00	100	2001	2001	3	20	216														
5	1242	WD DECK A	0	100	4	6		24.00	SF	10.00	10.00	100	2000	2000	3	20	48														
LAND DESCRIPTION										TOTAL OB/XF										876											
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	000116	C	SFR MARSH	100		RM	0.00	0.00	0.78	AC		1.00	1.00	1.00	150,000.00	150,000.00	117,000														
2	000102	C	SFR/MH	100		RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	150,000														
3	009630	C	SWAMP	100		RM	0.00	0.00	0.32	AC		1.00	1.00	1.00	500.00	500.00	160														
REVIEW DATE		05/12/2019		BY		KBA		Total Acres: 1.10		Total Land Value: 267,160		Market: 0		Agricultural: 0		Common: 267,160		PRINTED 08/06/2024 BY SYS													

WEBB LINDA DIANE SMITH
94038 SAGE COURT
FERNANDINA BEACH, FL 32034

45-2N-28-525E-0009-0000

[illegible]