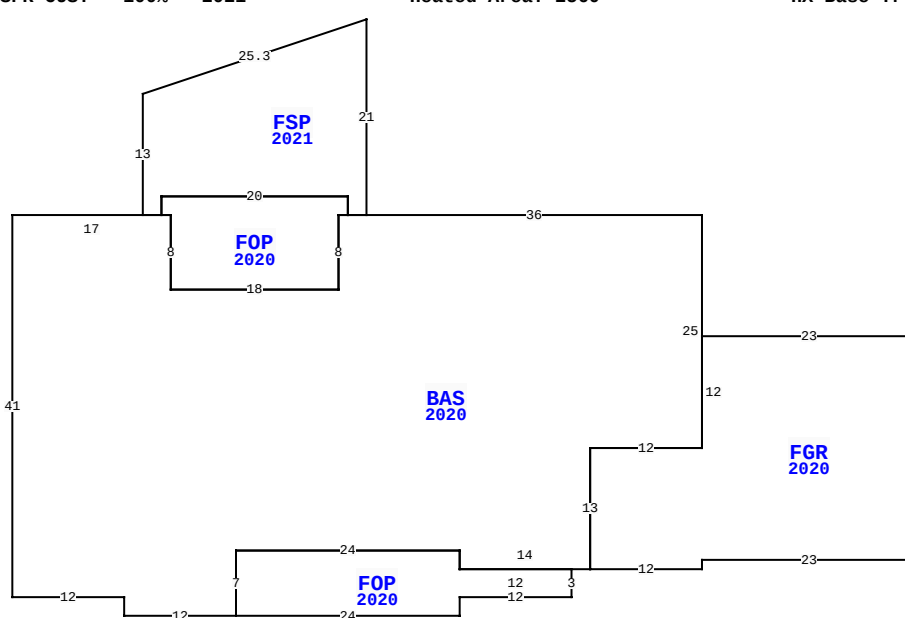


SULLIVAN KATRINA & BRADLEY
96001 SERENITY LANE
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0007-0510

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												PAGE 1 of 1				4															
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		10		ABOVE AVG 100		0500	01	3,212	101.2000	151.80	487,582	2020	2020	0	0	0	1.00	99.00	VALUATION BY												STANDARD																		
Roof Structur		08		IRREGULAR 100		1 SFR CUST - 100% - 2021												Heated Area: 2560												HX Base Yr 2021												Tax Group: 4				Tax Dist:			
Roof Cover		03		COMP SHNGL 100																				BUILDING MARKET VALUE				482,706																					
Interior Wall		05		DRYWALL 100																				TOTAL MARKET OB/XF VALUE				78,015																					
Interior Floo		13		LVT/LAMNT 50																				TOTAL LAND VALUE - MARKET				67,200																					
Interior Floo		14		CARPET 50																				TOTAL MARKET VALUE				627,921																					
Air Condition		03		CENTRAL 100																				SOH/AGL Deduction				177,104																					
Heating Type		04		AIR DUCTED 100																				ASSESSED VALUE				450,817																					
Bedrooms				4 100																				TOTAL EXEMPTION VALUE				HX HB DV				60,000																	
Bathrooms				2.5 100		BASE TAXABLE VALUE				390,817																																							
Frame		02		WOOD FRAME 100		TOTAL JUST VALUE				627,921																																							
Stories		1.		1. 100		NCON VALUE				0																																							
Units		00		0 100		INCOME VALUE																																											
Occupancy		00		NONE 100		PREVIOUS YEAR MKT VALUE				606,264																																							
Quality		03		Quality Level 03																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA		04																																											
NEIGHBORHOOD/LOC		4020.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	2,560	100	2,560	384,722																																													
FGR	708	55	389	58,460																																													
FOP	184	30	55	8,266																																													
FOP	204	30	61	9,167																																													
FSP	368	40	147	22,092																																													
TOTALS		4,024		3,212	482,706																																												
EXTRA FEATURES						96001 SERENITY LN, FERNANDINA BEACH												BLD DATE				LGL DATE		06/05/2023		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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465																																		
2	0810	CONCRETE A	0 100	36	3	108.00	SF	6.50	6.50	100	2020	2020	3	99	695																																		
3	0811	CONCRETE B	0 100	0	0	684.00	SF	5.20	5.20	100	2020	2020	3	99	3,521																																		
4	0861	POOL GUNIT	0 100	28	13	364.00	SF	85.00	85.00	100	2021	2021	3	95	29,393																																		
5	0911	SCRN RM A	0 100	0	0	1,244.00	SF	26.25	26.25	100	2021	2021	3	93	30,369																																		
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860																																		
7	0855	CONC PAVER	0 100	0	0	880.00	SF	10.00	10.00	100	2021	2021	3	99	8,712																																		
LAND DESCRIPTION						TOTAL OB/XF												78,015																															
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		RSF-1	0.00	0.00	0.56	AC		1.00	1.00	1.50	80,000.00	120,000.00	67,200																																
	</																																																