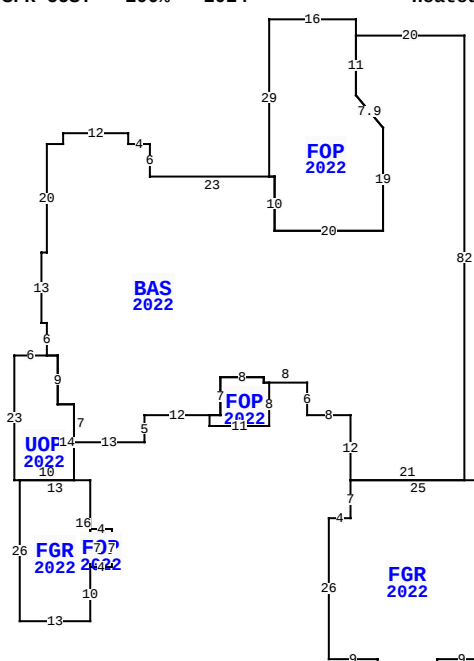


SODERSTROM LAWRENCE P & KAREN K
PO BOX 1465
YULEE, FL 32041-1465

46-3N-28-5055-0005-0000



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		16	WD FR STUC 70		0500	11	4,988	134.4498	201.67	1,005,930	2022	2022		0	0	0.35	99.65	VALUATION BY		STANDARD																							
Exterior Wall		10	ABOVE AVG 30		2 SFR CUST - 100% - 2024													Heated Area: 3984													HX Base Yr 2024												
Roof Structure		08	IRREGULAR 100															BUILDING MARKET VALUE													1,002,409												
Roof Cover		13	STAND SEAM 100															TOTAL MARKET OB/XF VALUE													130,154												
Interior Wall		05	DRYWALL 100															TOTAL LAND VALUE - MARKET													242,000												
Interior Floo		13	LVT/LAMNT 90															TOTAL MARKET VALUE													1,374,563												
Interior Floo		11	CLAY TILE 10															SOH/AGL Deduction													0												
Air Condition		03	CENTRAL 100															ASSESSED VALUE													1,374,563												
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE													HX HB 50,000												
Bedrooms		4	100															BASE TAXABLE VALUE													1,324,563												
Bathrooms		4.5	100															TOTAL JUST VALUE													1,374,563												
Frame		02	WOOD FRAME 100															NCON VALUE													0												
Stories		1.	1. 100		INCOME VALUE																																						
Units			0 100		PREVIOUS YEAR MKT VALUE													1,330,980																									
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		3,984	100	3,984	800,641																																						
FGR		338	55	186	37,380																																						
FGR		951	55	523	105,104																																						
FOP		28	30	8	1,607																																						
FOP		84	30	25	5,024																																						
FOP		724	30	217	43,609																																						
UOP		226	20	45	9,043																																						
TOTALS		6,335		4,988	1,002,409																																						
EXTRA FEATURES		96211 MARSH HEN RD, 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		0920	CWALL -WD/M	0	100	0	0	110.00	LF	390.00	390.00	100	2018	2018	3	82	35,178																										
2		0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	4,000																										
3		0462	ST/AL FNC	0	100	0	0	1,080.00	SF	10.00	10.00	100	2022	2022	3	98	10,584																										
4		0811	CONCRETE B	0	100	0	0	1,009.00	SF	5.20	5.20	100	2022	2022	3	100	5,247																										
5		0855	CONC PAVER	0	100	0	0	134.00	SF	10.00	10.00	100	2022	2022	3	100	1,340																										
6		1076	TRELLIS A	0	100	0	0	36.00	SF	7.50	7.50	100	2022	2022	3	98	265																										
7		1076	TRELLIS A	0	100	0	0	75.00	SF	7.50	7.50	100	2022	2022	3	98	551																										
8		1076	TRELLIS A	0	100	0	0	136.00	SF	22.50	22.50	100	2022	2022	3	98	2,999																										
9		0861	POOL GUNIT	0	100	0	0	597.00	SF	85.00	85.00	100	2022	2022	3	98	49,730																										
10		0855	CONC PAVER	0	100	0	0	1,541.00	SF	10.00	10.00	100	2022	2022	3	100	15,410																										
LAND DESCRIPTION		TOTAL OB/XF																125,304																									
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF	1110.00	350.00	110.00	FF	5	1.10	1.00	1.10	2,000.00	2,200.00	242,000																									

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