

RAGSDALE FRED L/SALISBURY JENNIFER A
96065 HEATH POINT LN
FERNANDINA BEACH, FL 32034

46-3N-28-5100-0003-0000

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		30	VINYL 100		0500	11	4,912	124.3044	186.46	915,892	2000	2005	0	0	0	8.50	91.50	VALUATION BY																																																																	
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2017													Heated Area: 4301													HX Base Yr 2017													STANDARD																																							
Roof Cover		03	COMP SHNGL 100																																									Tax Group: 4													Tax Dist:																										
Interior Wall		05	DRYWALL 100																																									BUILDING MARKET VALUE													838,041																										
Interior Floor		11	CLAY TILE 50																																									TOTAL MARKET OB/XF VALUE													25,615																										
Interior Floor		13	LVT/LAMNT 50																																									TOTAL LAND VALUE - MARKET													343,125																										
Air Condition		03	CENTRAL 100																																									TOTAL MARKET VALUE													1,206,781																										
Heating Type		04	AIR DUCTED 100																																									SOH/AGL Deduction													572,428																										
Bedrooms			3 100																																									ASSESSED VALUE													634,353																										
Bathrooms			2.5 100																																									TOTAL EXEMPTION VALUE													HX HB 50,000																										
Frame		02	WOOD FRAME 100																																									BASE TAXABLE VALUE													584,353																										
Stories		2.	2. 100																																									TOTAL JUST VALUE													1,206,781																										
Units		0	100																																									NCON VALUE													0																										
Occupancy		00	NONE 100																																									INCOME VALUE																																							
																																												PREVIOUS YEAR MKT VALUE													1,053,066																										
Quality		04	Quality Level 04																																																																																
DOR CODE		0100	SINGLE FAMILY																																																																																
MAP NUM			MKT AREA																																																																			04													
NEIGHBORHOOD/LOC		4080.00																																																																																	
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																														
BAS		2,277	100	2,277	388,481																																																																														
DCK		360	10	36	6,142																																																																														
FGR		605	55	333	56,813																																																																														
FOP		510	30	153	26,103																																																																														
FSP		204	40	82	13,990																																																																														
FUS		432	100	432	73,704																																																																														
FUS		1,592	100	1,592	271,612																																																																														
PTO		140	5	7	1,194																																																																														
TOTALS		6,120		4,912	838,041																																																																														
EXTRA FEATURES						96065 HEATH POINT 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		0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940																																																																			
2		0812	CONCRETE C	0 100	0	0	2,685.00	SF	4.00	4.00	100	2000	2000	3	79	8,485																																																																			
3		0855	CONC PAVER	0 100	93	3	279.00	SF	10.00	10.00	100	2016	2016	3	96	2,678																																																																			
4		0855	CONC PAVER	0 100	0	0	766.00	SF	10.00	10.00	100	2016	2016	3	96	7,354																																																																			
5		0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270																																																																			
6		0462	ST/AL FNC	0 100	120	0	480.00	SF	10.00	10.00	100	2016	2016	3	81	3,888																																																																			