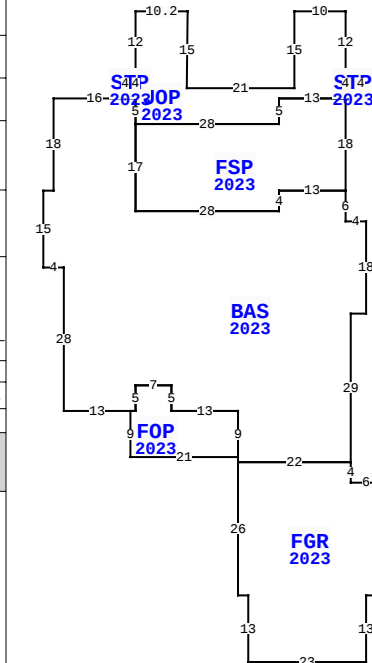


MENINGER JASON PAUL & PAULA RENAY
96450 CONCH CT
FERNANDINA BEACH, FL 32034

46-3N-28-5481-0B12-0000

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		31	HARDIE BRD 100		0500	11	3,887	136.7388	205.11	797,263	2023	2023		0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2024										Heated Area: 2877										HX Base Yr 2024									
Roof Cover		12	MODULAR MT 100												BUILDING MARKET VALUE										797,263									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										65,605									
Interior Floo		13	LVT/LAMNT 90												TOTAL LAND VALUE - MARKET										320,000									
Interior Floo		11	CLAY TILE 10												TOTAL MARKET VALUE										1,182,868									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										144,025									
Heating Type		03	FORCED AIR 100												ASSESSED VALUE										1,038,843									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			4 100												BASE TAXABLE VALUE										988,843									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										1,182,868									
Stories		1.	1. 100												NCON VALUE										862,868									
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										145,000																			
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												04																			
NEIGHBORHOOD/LOC		4024.100																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,877	100	2,877	590,101																														
FGR	1,003	55	552	113,221																														
FOP	224	30	67	13,742																														
FSP	710	40	284	58,251																														
STP	8	10	1	205																														
STP	12	10	1	205																														
UOP	523	20	105	21,537																														
TOTALS		5,357	3,887	797,263																														
EXTRA FEATURES					96450 CONCH CT, FERNANDINA BEACH										BLD DATE				LGL DATE		04/04/2024		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	0855	CONC PAVER	0 100	0	0	2,199.00	SF	10.00	10.00	100	2023	2023		100	21,990																			
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500																			
3	0861	POOL GUNIT	0 100	0	0	315.00	SF	85.00	85.00	100	2023	2023		100	26,775																			
4	0912	SCRN RM G	0 100	0	0	667.00	SF	20.00	20.00	100	2023	2023		100	13,340																			
LAND DESCRIPTION										TOTAL OB/XF										65,605														
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000																	
2	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000																	
REVIEW DATE	07/12/2023		BY	DJ		Total Acres: 0.00		Total Land Value: 320,000		Market: 0		Agricultural: 0		Common: 320,000		PRINTED 08/06/2024 BY SYS																		