

PEACOCK JAMES C JR
34 NORTH 14TH ST
FERNANDINA BEACH, FL 32034

46-3N-28-5482-0003-0000

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	PAGE 1 of 1																																							
Exterior Wall	20	FACE BRICK 80	0500	01	4,739	101.9487	152.92	724,688	1997	2002	0	0	0	14.65	85.35																																							
Exterior Wall	30	VINYL 20	1 SFR CUST - 100% - 1998													Heated Area: 4200																																						
Roof Structure	08	IRREGULAR 100	Floor plan details: - Overall dimensions: 51' x 37' - Room areas: BAS 4,200; FGR 667; FOP 54 - Subarea market values: 548,172; 47,900; 2,089 - Total gross area: 4,921													HX Base Yr 1998																																						
Roof Cover	03	COMP SHNGL 100																																																				
Interior Wall	05	DRYWALL 100																																																				
Interior Floor	11	CLAY TILE 50																																																				
Interior Floor	14	CARPET 50																																																				
Air Condition	03	CENTRAL 100																																																				
Heating Type	04	AIR DUCTED 100																																																				
Bedrooms	4	100																																																				
Bathrooms	3	100																																																				
Frame Stories Units	02	WOOD FRAME 100																																																				
Occupancy	00	NONE 100																																																				
Quality			04	Quality Level 04																																																		
DOR CODE			0100	SINGLE FAMILY																																																		
MAP NUM			MKT AREA																																																			
NEIGHBORHOOD/LOC			4024.00																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																		
BAS	4,200	100	4,200	548,172																																																		
FGR	667	55	367	47,900																																																		
FOP	54	30	16	2,089																																																		
FOP	520	30	156	20,361																																																		
TOTALS					5,441		4,739	618,521																																														
EXTRA FEATURES					96001 BAY VIEW DR, FERNANDINA BEACH										BLD DATE					XF DATE					INC DATE					LGL DATE					LAND DATE					AG DATE					04/04/2024					MLU				
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	1997	1997	3	80	2,800																																							
2	0825	BRICK	0 100	0	0	85.00	SF	12.50	12.50	100	1997	1997	3	92	978																																							
3	0812	CONCRETE C	0 100	0	0	4,516.00	SF	4.00	4.00	100	1997	1997	3	73	13,187																																							
4	0911	SCRN RM A	0 100	27	65	1,755.00	SF	17.50	17.50	100	1997	1997	3	20	6,143																																							
5	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	1997	1997	3	20	7,650																																							
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200																																							
7	0845	KOOL DECK	0 100	0	0	1,152.00	SF	7.25	7.25	100	1997	1997	3	73	6,097																																							