

LOT 1
IN OR 855/161
SPANISH OAKS UNIT 1-A PB 6/99

SWIFT ROBERT W & IRINA K
97095 MILL POND LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-576A-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																			
Exterior Wall	05	AVERAGE 70								0900	01	1,645	105.5241	131.91	216,992	1998	1998	0	0	0	12.33	87.67	VALUATION BY																		
Exterior Wall	16	WD FR STUC 30								1 SNGL FAM - 100% - 2000										Heated Area: 1417										HX Base Yr 2000											
Roof Structur	03	GABLE/HIP 100																		Tax Group: 4										Tax Dist:											
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										190,237											
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										8,796											
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										95,000											
Interior Floo	08	SHT VINYL 20																		TOTAL MARKET VALUE										294,033											
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										152,930											
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										141,103											
Bedrooms	3	100																		TOTAL EXEMPTION VALUE										HX HB 50,000											
Bathrooms	2	100																		BASE TAXABLE VALUE										91,103											
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										294,033											
Stories	1.	1. 100								NCON VALUE										0																					
Units	0	100								INCOME VALUE																															
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										258,876																					
Quality																						02	Quality Level 02																		
DOR CODE																						0100	SINGLE FAMILY																		
MAP NUM																						MKT AREA								04											
NEIGHBORHOOD/LOC																						4021.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,417	100	1,417	163,869																																					
FGR	372	55	205	23,708																																					
FOP	56	30	17	1,966																																					
PTO	120	5	6	693																																					
TOTALS																						1,965	1,645	190,237																	
EXTRA FEATURES																						97095 MILL POND 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	1998	1998	3	81	2,835																									
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	1998	1998	3	75	249																									
3	0811	CONCRETE B	0	100	50	16	800.00	SF	5.20	5.20	100	1998	1998	3	75	3,120																									
4	0680	POLE SHED	0	100	34	14	476.00	SF	10.00	10.00	100	2002	2002	3	30	1,428																									
5	0680	POLE SHED	0	100	17	6	102.00	SF	10.00	10.00	100	2002	2002	3	30	306																									
6	0680	POLE SHED	0	100	22	13	286.00	SF	10.00	10.00	100	2002	2002	3	30	858																									
TOTAL OB/XF																						8,796																			
LAND DESCRIPTION																																									
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	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000																								
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS																																									