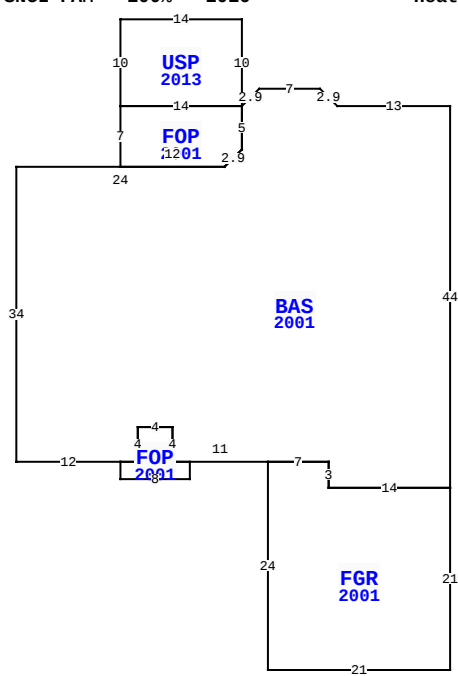


WINDHAM JEFFREY M & TANYA S
97037 MILL POND LN
FERNANDINA BEACH, FL 32034

46-3N-28-576A-0004-0000

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	2,249	98.5929	123.24	277,167	2001	2001	0	0	10.83	89.17	VALUATION BY								STANDARD													
Exterior Wall	16	WD FR STUC 30								1 SNGL FAM - 100% - 2016										Heated Area: 1914										HX Base Yr 2016										Tax Group: 4		Tax Dist:	
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										247,150													
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										8,391													
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										95,000													
Interior Floo	14	CARPET 90																		TOTAL MARKET VALUE										350,541													
Interior Floo	08	SHT VINYL 10																		SOH/AGL Deduction										191,293													
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										159,248													
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,000													
Bedrooms		3 100																		BASE TAXABLE VALUE										109,248													
Bathrooms		2 100																		TOTAL JUST VALUE										350,541													
Frame	02	WOOD FRAME 100																		NCON VALUE										0													
Stories	1.	1. 100								INCOME VALUE																																	
Units		0 100								PREVIOUS YEAR MKT VALUE										312,664																							
Occupancy	00	NONE 100																																									
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	1,914	100	1,914	210,335																																							
FGR	462	55	254	27,913																																							
FOP	32	30	10	1,099																																							
FOP	96	30	29	3,187																																							
USP	140	30	42	4,615																																							
TOTALS		2,644		2,249		247,150																																					
EXTRA FEATURES										97037 MILL POND LN, FERNANDINA BEACH										BLD DATE 03/03/2023 NW LGL DATE 04/03/2024 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	0812	CONCRETE C	0 100	0	0	1,338.00	SF	4.00	4.00	100	2001	2001	3	80	4,282																												
2	0810	CONCRETE A	0 100	0	0	217.00	SF	6.50	6.50	100	2008	2008	3	89	1,255																												
3	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2008	2008	3	89	2,314																												
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	74	444																												
5	0851	PATIO STON	0 100	0	0	141.00	SF	0.75	0.75	100	2010	2010	3	91	96																												
LAND DESCRIPTION																	TOTAL OB/XF 8,391																										
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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000																										