

LYNCH DAVID R/PONS LICA ELAINE M
96068 PARK PLACE
FERNANDINA BEACH, FL 32034

46-3N-28-6205-0064-0000

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 % COND										VALUATION BY STANDARD									
Exterior Wall 31 HARDIE BRD 90										0500 11 3,703 144.9360 217.40 805,032 2017 2017 0 0 2.70 97.30										Tax Group: 4 Tax Dist:									
Exterior Wall 20 FACE BRICK 10										1 SFR CUST - 100% - 2022 Heated Area: 3041 HX Base Yr 2022										BUILDING MARKET VALUE 783,296									
Roof Structur 08 IRREGULAR 100																				TOTAL MARKET OB/XF VALUE 45,761									
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 140,000									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 969,057									
Interior Floo 11 CLAY TILE 100																				SOH/AGL Deduction 243,715									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 725,342									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 675,342									
Bathrooms 3 100																				TOTAL JUST VALUE 969,057									
Frame 02 WOOD FRAME 100																				NCON VALUE 31,469									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 802,311									
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B240001045 POOL SCREEN ENCL0 9,940 01/26/2024									
MAP NUM MKT AREA 04																				B230007465 POOL 06/09/2023									
NEIGHBORHOOD/LOC 4079.00																				M2004649 H/AC 3,900 06/01/2020									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				C1703270 CO ISSUED 0 12/11/2017									
BAS 3,041 100 3,041 643,263																				B1703270 NEW CONSTR 387,231 04/13/2017									
FGR 806 55 443 93,708																													
FOP 306 30 92 19,461																													
FSP 160 40 64 13,538																													
FST 33 55 18 3,807																													
STR 33 10 3 634																													
UOP 210 20 42 8,884																													
TOTALS 4,589 3,703 783,296																													
EXTRA FEATURES										96068 PARK PL, FERNANDINA BEACH										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
																				04/04/2024 MLU									
																				BUILDING NOTES									
																				BUILDING DIMENSIONS									
																				BAS=[YR=2017;ORIG=0,0] W28 S4 W11 S10 W16 N10 U3L3 W9 D3L3									
																				S71 E21 N2 N14 E9 N22 E11 S3 E7 N6 E9 N16 E13 N18 \$									
																				FGR=[YR=2017;ORIG=-17,61] N22 E17 N21 W13 S16 W9 S6 W7 W11									
																				S21 E23 \$									
																				FOP=[YR=2017;ORIG=-38,70] E21 N9 W23 N2 W9 S11 E11 \$									
																				FSP=[YR=2017;ORIG=-47,4] W8 S10 E16 N10 W8 \$									
																				STR=[YR=2017;ORIG=-49,73] E11 N3 W11 S3 \$									
																				FST=[YR=2017;ORIG=-29,40] N3 W11 S3 E11 \$									
																				UOP=[YR=2024;ORIG=-28,-9] S9 S4 W11 W8 W8 U3L3 N10 E3 S8 E22									
																				N8 E5 \$									
LAND DESCRIPTION										TOTAL OB/XF 45,761																			
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 000133 C SFR LAKE 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 140,000.00 140,000.00 140,000																													
REVIEW DATE 11/14/2023 BY DJ										Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000										PRINTED 08/06/2024 BY SYS									