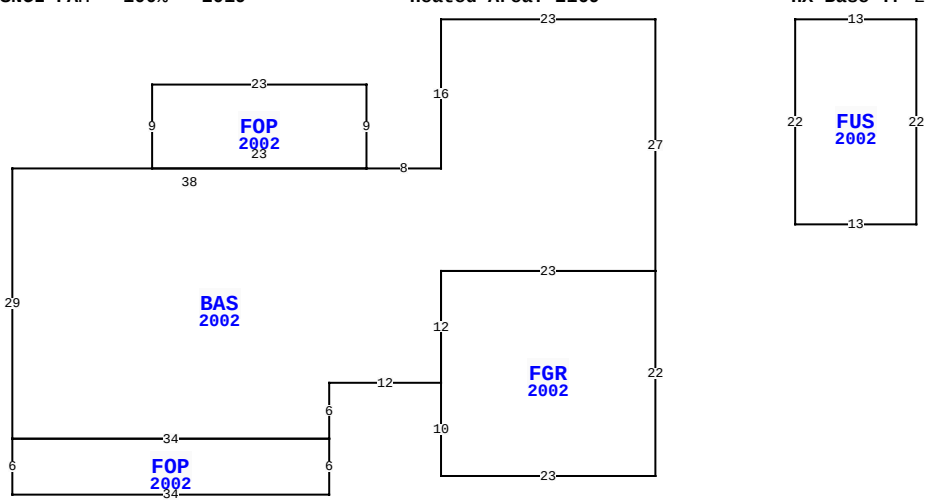
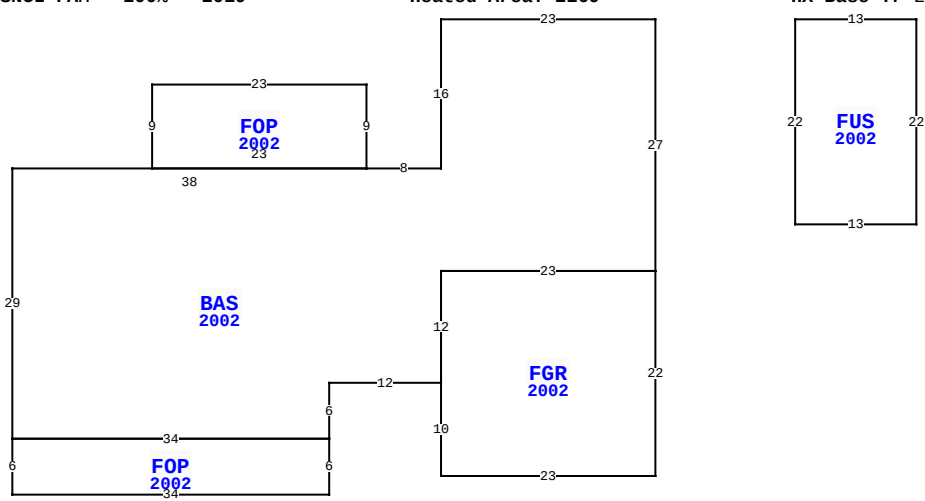


TUCKER CHRISTOPHER E/LUKMAN GRACE L
96147 THERON CT
FERNANDINA BEACH, FL 32034

46-3N-28-6350-0005-0000

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		10	ABOVE AVG 100		0900	01	2,570	118.1376		147.67	379,512	2002	2002	0	0	10.00	90.00	VALUATION BY STANDARD																									
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 100% - 2019													Heated Area: 2169													HX Base Yr 2019												
Roof Cover		03	COMP SHNGL 100															23													13												
Interior Wall		05	DRYWALL 100															23													13												
Interior Floor		12	HARDWOOD 60															9													22												
Interior Floor		11	CLAY TILE 40															23													22												
Air Condition		03	CENTRAL 100															23													22												
Heating Type		04	AIR DUCTED 100		23													22																									
Bedrooms			3 100															23													13												
Bathrooms			2 100															23													22												
Frame		02	WOOD FRAME 100															23													22												
Stories		1.5	1.5 100															23													22												
Units		00	0 100															23													22												
Occupancy		00	NONE 100		23													22																									
Quality		04	Quality Level 04		23													22																									
DOR CODE		0100	SINGLE FAMILY		23													22																									
MAP NUM			MKT AREA		23													22																									
NEIGHBORHOOD/LOC		4020.00			23													22																									
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE		23													22																							
BAS		1,883	100	1,883	250,257		23													22																							
FGR		506	55	278	36,947		23													22																							
FOP		204	30	61	8,107		23													22																							
FOP		207	30	62	8,240		23													22																							
FUS		286	100	286	38,011		23													22																							
TOTALS		3,086		2,570	341,561		23													22																							
EXTRA FEATURES		96147 THERON CT, FERNANDINA BEACH													23													22															
BLD DATE															LGL DATE																												
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010																												
2	0810	CONCRETE A	0 100	0	0	2,562.00	SF	6.50	6.50	100	2002	2002	3	82	13,655																												
3	0810	CONCRETE A	0 100	0	0	301.00	SF	6.50	6.50	100	2002	2002	3	82	1,604																												
4	0810	CONCRETE A	0 100	14	12	168.00	SF	6.50	6.50	100	2002	2002	3	82	895																												
5	1242	WD DECK A	0 100	9	4	36.00	SF	10.00	10.00	100	2002	2002	3	20	72																												
6	0810	CONCRETE A	0 100	0	0	763.00	SF	6.50	6.50	100	2005	2005	3	86	4,265																												
7	0350	CARPORT WD	0 100	22	20	440.00	SF	13.00	13.00	100	2005	2005	3	24	1,373																												
LAND DESCRIPTION		TOTAL OB/XF													24,874																												
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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																										
REVIEW DATE		05/12/2019		BY	KBA		Total Acres: 0.00		Total Land Value: 80,000		Market: 0		Agricultural: 0		Common: 80,000		PRINTED 08/06/2024 BY SYS																										