

BLACKWELL VICTOR A & VICTORIA
5465 MARSH VIEW LANE
FERNANDINA BEACH, FL 32034

00-00-30-0250-0028-0000



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		16		WD FR STUC 100		0900		01		2,402		110.7400		146.18		351,124		1986		1986		0		0		0		19.00		81.00		STANDARD			
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100%		- 2022						Heated Area: 1986																Tax Group: 8 Tax Dist:			
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE 284,410			
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE 4,708			
Interior Floo		13		LVT/LAMNT 50																												TOTAL LAND VALUE - MARKET 350,000			
Interior Floo		14		CARPET 50																												TOTAL MARKET VALUE 639,118			
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction 41,295			
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE 597,823			
Bedrooms				4 100																												TOTAL EXEMPTION VALUE 13 597,823			
Bathrooms				3 100																												BASE TAXABLE VALUE 0			
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE 639,118			
Stories		1.		1. 100																												NCON VALUE 0			
Units				0 100																												INCOME VALUE			
BUD8 Adjustme		05		DIST 1A 100																												PREVIOUS YEAR MKT VALUE 625,859			
Occupancy		00		NONE 100																															
Quality		03		Quality Level 03																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC				3035.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		1,986		100		1994		1,986		235,154																									
DCK		315		10		1994		32		3,789																									
FGR		525		55		1994		289		34,219																									
FOP		52		30		1994		16		1,895																									
UEP		132		60		1994		79		9,354																									
TOTALS		3,010						2,402		284,410																									
EXTRA FEATURES																																			
L N		OB/IF CODE		DESCRIPTION		BLD CAP		L		W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/IF MKT VALUE		NOTES			
1		0812		CONCRETE C		0 100		0		0		1,560.00		SF		4.00		4.00		100		1986		1986		3		47		2,933					
2		0825		BRICK		0 100		13		3		39.00		SF		12.50		12.50		100		1986		1986		3		81		395					
3		0825		BRICK		0 100		60		2		120.00		SF		12.50		12.50		100		1998		1998		3		92		1,380					