

DAVIS WILLIAM E &/ACKERMANN GAIL S
4718 MEADOWLARK LANE
FERNANDINA BEACH, FL 32034

00-00-30-0260-0002-0030

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		17	CB STUCCO 60		0500	11	7,678	146.3040	231.16	1,774,846	2000	2000	0	0	0	11.80	88.20	VALUATION BY					STANDARD											
Exterior Wall		10	ABOVE AVG 40		1 SFR CUST - 100% - 2019										Heated Area: 6928					HX Base Yr 2019					Tax Group: 8					Tax Dist:				
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE					1,565,414									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					72,950									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					1,696,000									
Interior Floo		15	HARDTILE 60																	TOTAL MARKET VALUE					3,334,364									
Interior Floo		14	CARPET 40																	SOH/AGL Deduction					1,508,671									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					1,825,693									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					HX HB 50,722									
Bedrooms			4 100																	BASE TAXABLE VALUE					1,774,971									
Bathrooms			6 100																	TOTAL JUST VALUE					3,334,364									
Frame		02	WOOD FRAME 100																	NCON VALUE					0									
Stories		2.	2. 100																	INCOME VALUE														
Units			0 100																	PREVIOUS YEAR MKT VALUE					3,159,524									
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																	03														
NEIGHBORHOOD/LOC		3027.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	4,220	100	2000	4,220	860,387																													
BAS	360	100	2023	360	73,398																													
FGR	867	55	2000	477	97,252																													
FOP	148	30	2000	44	8,971																													
FST	83	55	2000	46	9,378																													
FUS	2,348	100	2000	2,348	478,718																													
UOP	915	20	2000	183	37,310																													
TOTALS		8,941			7,678	8,565,414																												
EXTRA FEATURES		4718 MEADOWLARK 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	83	1,660																			
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	83	1,660																			
3	0812	CONCRETE C	0 100	0	0	3,788.00	SF	4.00	4.00	100	2000	2000	3	77	11,667																			
4	1242	WD DECK A	0 100	0	0	221.00	SF	10.00	10.00	100	2000	2000	3	20	442																			
5	0861	POOL GUNIT	0 100	0	0	683.00	SF	85.00	85.00	100	2000	2000	3	23	13,353																			
6	0857	SANDSTONE/	0 100	0	0	1,012.00	SF	16.00	16.00	100	2000	2000	3	93	15,059																			
7	0300	BOAT DCK W	0 100	0	0	1,304.00	SF	40.00	40.00	100	1993	1993	3	20	10,432																			
8	0462	ST/AL FNC	0 100	0	0	1,647.00	SF	10.00	10.00	100	2000	2000	3	27	4,447																			
9	1126	CB/STC 8"	0 100	0	0	126.00	SF	8.00	8.00	100	2000	2000	3	77	776																			
10	0322	BOAT LFT L	0 100	0	0	2.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	600																			
LAND DESCRIPTION										TOTAL OB/XF										60,096														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000132	C	RES RIVER	100		RSF-12	12.00	214.00	212.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	1,696,000																	

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