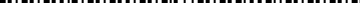
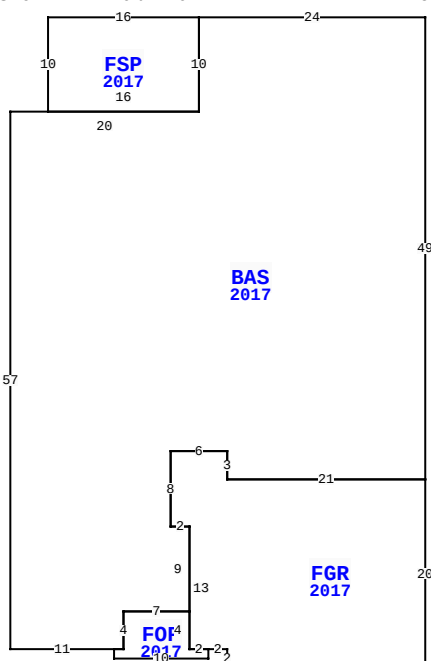


HART BRYAN HOWARD & KARA A
195 STONESTEPS WAY
ENCINITAS, CA 92024

2025



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	2,603	131.1552	173.12	450,631	2017	2017	2017	0	0	0	3.50	96.50	VALUATION BY STANDARD															
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 0% - 0															Heated Area: 2242					HX Base Yr									
Roof Cover		03	COMP SHNGL 100																	Tax Group: 2					Tax Dist:									
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE										434,859				
Interior Floor		11	CLAY TILE 60																	TOTAL MARKET OB/XF VALUE										10,787				
Interior Floor		14	CARPET 40																	TOTAL LAND VALUE - MARKET										165,000				
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										610,646				
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										110,032				
Bedrooms			3 100																	ASSESSED VALUE										500,614				
Bathrooms			2.5 100																	TOTAL EXEMPTION VALUE										0				
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										500,614				
Stories		1.	1. 100																	TOTAL JUST VALUE										610,646				
Units		0	100		NCON VALUE										0																			
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										574,995																			
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		2121.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,242	100	2017	2,242	374,550																													
FGR	520	55	2017	286	47,779																													
FOP	38	30	2017	11	1,837																													
FSP	160	40	2017	64	10,692																													
TOTALS		2,960		2,603	434,859																													
EXTRA FEATURES					2863 TURTLE SHORES DR, FERNANDINA BEACH																													
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	0855	CONC PAVER	0	0	0	696.00	SF	7.00	7.00	100	2017	2017	3	96	4,677																			
2	0855	CONC PAVER	0	0	0	70.00	SF	7.00	7.00	100	2017	2017	3	96	470																			
3	0600	SUMMER KIT	0	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	74	3,700																			
4	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940																			
LAND DESCRIPTION																																		
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	RES	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000																	