

BUNN DIANA DILALLO & GARY ROGERS JR
1398 HARRISON POINT TRL
FERNANDINA BEACH, FL 32034

00-00-30-0518-0001-0000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1													
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				0500	01	2,905	109.0400	172.28	500,473	2015	2015	0	0	0	4.00	96.00	VALUATION BY										STANDARD										
Roof Structure		08	IRREGULAR 100				1 SFR CUST - 100% - 2019														Heated Area: 2511										HX Base Yr 2019									
Roof Cover		03	COMP SHNGL 100																																					
Interior Wall		05	DRYWALL 100																																					
Interior Floor		12	HARDWOOD 100																																					
Air Condition		03	CENTRAL 100																																					
Heating Type		04	AIR DUCTED 100																																					
Bedrooms		4	100																																					
Bathrooms		3	100																																					
Frame		02	WOOD FRAME 100																																					
Stories		1.	1. 100																																					
Units		0	100																																					
Occupancy		00	NONE 100																																					
Quality		03	Quality Level 03																																					
DOR CODE		0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA		03																																			
NEIGHBORHOOD/LOC		3036.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,511	100	2015	2,511	415,291																																			
FGR	550	55	2015	302	49,948																																			
FOP	62	30	2015	19	3,142																																			
FOP	243	30	2015	73	12,073																																			
TOTALS		3,366			2,905	480,454																																		
EXTRA FEATURES							1398 HARRISON POINT TRL, 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	0855	CONC PAVER			0 100	0	0	800.00	SF	7.00	7.00	100	2015	2015	3	95	5,320																							
2	0855	CONC PAVER			0 100	0	0	76.00	SF	7.00	7.00	100	2015	2015	3	95	505																							
3	0861	POOL GUNIT			0 100	0	0	483.00	SF	85.00	85.00	100	2019	2019	3	87	35,718																							
4	0911	SCRN RM A			0 100	0	0	2,046.00	SF	17.50	17.50	100	2019	2019	3	82	29,360																							
5	0855	CONC PAVER			0 100	0	0	1,467.00	SF	10.00	10.00	100	2019	2019	3	97	14,230																							
LAND DESCRIPTION							TOTAL OB/XF										85,133																							
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			100	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000																					