

CURRAN DAN YVES
199 RIVER OAKS DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-0560-0016-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2																													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										8																									
																										VALUATION BY										STANDARD																							
																										Tax Group: 8										Tax Dist:																							
																										BUILDING MARKET VALUE										586,907																							
																										TOTAL MARKET OB/XF VALUE										45,832																							
																										TOTAL LAND VALUE - MARKET										250,000																							
																										TOTAL MARKET VALUE										882,739																							
																										SOH/AGL Deduction										524,571																							
																										ASSESSED VALUE										358,168																							
																										TOTAL EXEMPTION VALUE										HX HB WR 55,722																							
																										BASE TAXABLE VALUE										302,446																							
																										TOTAL JUST VALUE										882,739																							
																										NCON VALUE										0																							
																										INCOME VALUE																																	
																										PREVIOUS YEAR MKT VALUE										835,223																							
DOR CODE		0100		SINGLE FAMILY																																																							
MAP NUM							MKT AREA										02																																										
NEIGHBORHOOD/LOC		2024.00																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
TOTALS																																																											
EXTRA FEATURES																				BLD DATE										LGL DATE										04/29/2025										MLU									
																				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																																								
11	1076	TRELLIS A			0	100	12	10	120.00	SF	7.50	7.50	100	2008	2008	3	48	432																																									
12	0820	WOOD WALK			0	100	0	0	245.00	SF	11.75	11.75	100	2008	2008	3	40	1,152																																									
13	0351	CARPORT MT			0	100	18	13	234.00	SF	10.00	10.00	100	2011	2011	3	45	1,053																																									
LAND DESCRIPTION																				TOTAL OB/XF										2,637																													
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																															