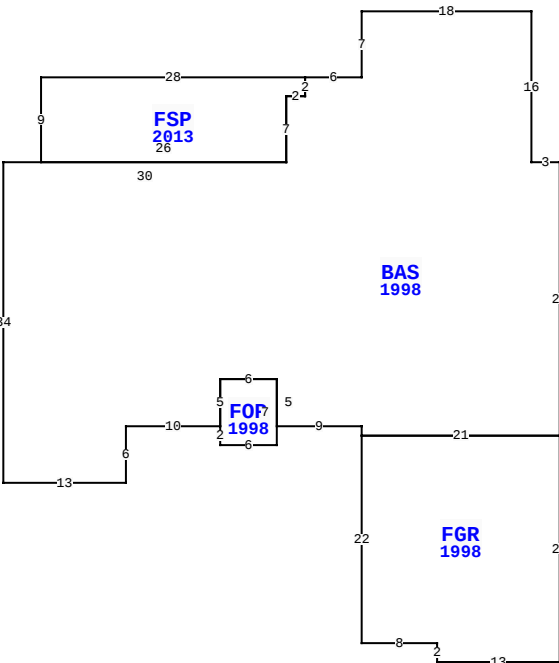


DALLO ZOHAI R Y & AIDA A
6965 NE RONLEE WAY #1914
HILLSBORO, OR 97124

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
Exterior Wall	10	ABOVE AVG	100	0500	01	2,453	105.2160	166.24	407,787	1998	1998	0	0	12.50	87.50	VALUATION BY					STANDARD								
Roof Structur	03	GABLE/HIP	100	1 SFR CUST - 0% - 0										Heated Area: 2077					HX Base Yr										
Roof Cover	03	COMP SHNGL	100																										
Interior Wall	05	DRYWALL	100																										
Interior Floo	14	CARPET	80																										
Interior Floo	11	CLAY TILE	20																										
Air Condition	03	CENTRAL	100																										
Heating Type	04	AIR DUCTED	100																										
Bedrooms	4	100																											
Bathrooms	2	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					02														
NEIGHBORHOOD/LOC										2024.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,077	100	1998	2,077	302,120																								
FGR	488	55	1998	268	38,983																								
FOP	42	30	1998	13	1,891																								
FSP	238	40	2013	95	13,819																								
TOTALS										2,845						2,453	356,814												
EXTRA FEATURES										181 RIVER OAKS DR, 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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800														
2	0810	CONCRETE A	0	0	0	1,209.00	SF	6.50	6.50	100	1998	1998	3	73	5,737														
3	0810	CONCRETE A	0	0	65	260.00	SF	6.50	6.50	100	1998	1998	3	73	1,234														
4	1242	WD DECK A	0	0	0	225.00	SF	10.00	10.00	100	2000	2000	3	20	450														
LAND DESCRIPTION										TOTAL OB/XF										10,221									
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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000												