

WALDEN VIDA L/E/SHELTON JERRY CLARE L/E ET AL
PO BOX 17108
FERNANDINA BEACH, FL 32035

00-00-30-0609-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION																						VALUATION SUMMARY															
Exterior Wall	16	WD FR STUC 100			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY																						
Roof Structur	03	GABLE/HIP 100			0500	11	2,640	143.6218	226.92	599,069	2004	2004	0	0	0	10.00	90.00	STANDARD																					
Roof Cover	03	COMP SHNGL 100			1 SFR CUST - 100% - 2022										Heated Area: 2130										HX Base Yr 2022														
Interior Wall	05	DRYWALL 100																																					
Interior Floo	11	CLAY TILE 60																																					
Interior Floo	14	CARPET 40																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		2 100																																					
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			3032.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,130	100	2004	2,130	435,006																																		
FEP	264	80	2010	211	43,092																																		
FGR	500	55	2004	275	56,163																																		
FOP	62	30	2004	19	3,880																																		
PTO	16	5	2004	1	204																																		
PTO	79	5	2004	4	817																																		
TOTALS			3,051		2,640	539,162																																	
EXTRA FEATURES					95028 SEAWALK CT, 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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045																								
2	0811	CONCRETE B	0 100	0	0	554.00	SF	5.20	5.20	100	2004	2004	3	83	2,391																								
3	0810	CONCRETE A	0 100	0	0	179.00	SF	6.50	6.50	100	2004	2004	3	83	966																								
4	0855	CONC PAVER	0 100	0	0	504.00	SF	10.00	10.00	100	2004	2004	3	83	4,183																								
5	1126	CB/STC 8"	0 100	0	0	40.00	SF	8.00	8.00	100	2004	2004	3	83	266																								