

JASINSKY BRUCE A & PATRICIA L
645 GAINES LANE
FERNANDINA BEACH, FL 32034

00-00-30-0740-0078-0140

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall		14	WD SHINGLE 100							0900	01	5,500	112.2188	148.13	814,715		2006	2006	0	0	0	9.00	91.00	VALUATION BY							
Roof Structure		08	IRREGULAR 100							1 SNGL FAM - 100% - 2013														Heated Area: 4836							
Roof Cover		03	COMP SHNGL 100																					HX Base Yr 2013							
Interior Wall		05	DRYWALL 100																					Tax Group: 8							
Interior Floor		12	HARDWOOD 50																					Tax Dist:							
Interior Floor		04	CARPET 50																					BUILDING MARKET VALUE							
Air Condition		13	CENTRAL 100																					TOTAL MARKET OB/XF VALUE							
Heating Type		04	AIR DUCTED 100																					TOTAL LAND VALUE - MARKET							
Bedrooms			4 100																					TOTAL MARKET VALUE							
Bathrooms			4.5 100																					SOH/AGL Deduction							
Frame		02	WOOD FRAME 100																					ASSESSED VALUE							
Stories		2.	2. 100																					TOTAL EXEMPTION VALUE							
Units		00	0 100																					BASE TAXABLE VALUE							
Occupancy		00	NONE 100																					TOTAL JUST VALUE							
																								NCON VALUE							
																								INCOME VALUE							
																								PREVIOUS YEAR MKT VALUE							
Quality		04	Quality Level 04																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA																					02							
NEIGHBORHOOD/LOC			2021.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	3,396	100	2006	3,396	457,775																										
FGR	729	55	2006	401	54,054																										
FOP	364	30	2006	109	14,693																										
FOP	512	30	2006	154	20,759																										
FUS	1,440	100	2006	1,440	194,109																										
TOTALS		6,441			5,500	741,391																									
EXTRA FEATURES										645 GAINES LN, FERNANDINA BEACH																					
										BLD DATE 06/06/2007 KK										LGL DATE											
										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														
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780															
2	0812	CONCRETE C	0	100	0	0	3,195.00	SF	4.00	4.00	100	2006	2006	3	86	10,991															
3	0810	CONCRETE A	0	100	29	11	319.00	SF	6.50	6.50	100	2006	2006	3	86	1,783															
4	0812	CONCRETE C	0	100	0	0	1,034.00	SF	4.00	4.00	100	2006	2006	3	86	3,557															
5	0861	POOL GUNIT	0	100	0	0	747.00	SF	85.00	85.00	100	2006	2006	3	40	25,398															
6	0471	VINYL FNC	0	100	0	0	165.00	LF	32.00	32.00	100	2006	2006	3	66	3,485															
7	0911	SCRN RM A	0	100	0	0	1,889.00	SF	17.50	17.50	100	2006	2006	3	24	7,934															
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	24	480															
9	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2006	2006	3	86	179															
10	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2006	2006	3	86	134															
LAND DESCRIPTION										TOTAL OB/XF										55,721											
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		RSF-2	0.00	0.00	1.00	AC		1.00	1.00	1.00	315,000.00	315,000.00	315,000														