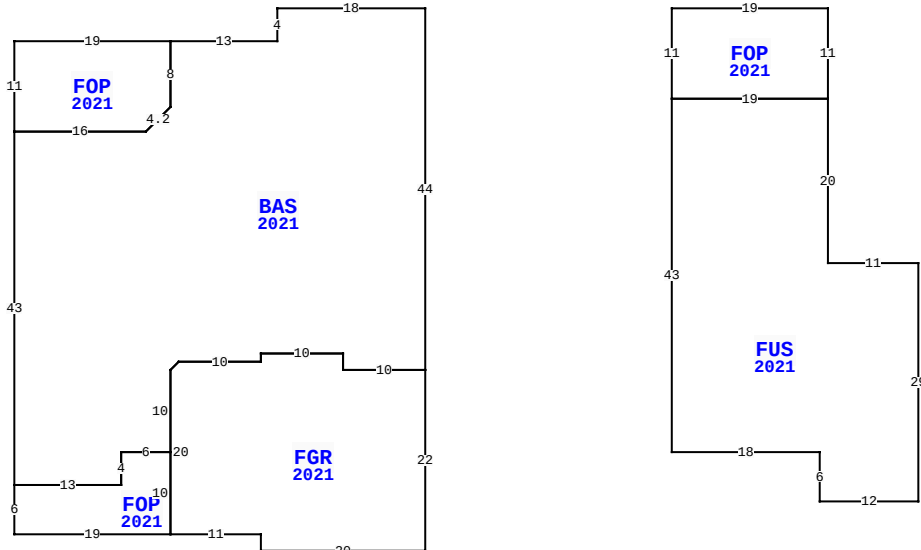


SLIWA MICHAEL & BETHANN
96031 WOODMERE WAY
FERNANDINA BEACH, FL 32034

00-00-30-0801-0003-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY								PAGE 1 of 1	8		
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	3,767	110.5650	174.69	658,057	2021	2021	0	0	0	1.00	99.00	VALUATION BY											
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022													Heated Area: 3221											
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022											
Interior Wall	05	DRYWALL 100																									
Interior Floor	11	CLAY TILE 50																									
Interior Floor	12	HARDWOOD 50																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		4 100																									
Bathrooms		3.5 100																									
Frame	02	WOOD FRAME 100																									
Stories Units	2.	2. 100 0 100																									
Occupancy	00	NONE 100																									
Quality			04	Quality Level 04																							
DOR CODE			0100	SINGLE FAMILY																							
MAP NUM			MKT AREA										02														
NEIGHBORHOOD/LOC			2001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,079	100	2021	2,079	359,549																						
FGR	691	55	2021	380	65,718																						
FOP	138	30	2021	41	7,090																						
FOP	205	30	2021	62	10,723																						
FOP	209	30	2021	63	10,895																						
FUS	1,142	100	2021	1,142	197,501																						
TOTALS			4,464			3,767	651,476																				
EXTRA FEATURES						96031 WOODMERE WAY, 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	972.00	SF	10.00	10.00	100	2021	2021	3	99	9,623												
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	90	4,500												
3	0861	POOL GUNIT	0 100	0	0	457.00	SF	85.00	85.00	100	2022	2022	3	95	36,903												
4	0855	CONC PAVER	0 100	0	0	976.00	SF	10.00	10.00	100	2022	2022	3	99	9,662												
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860												
6	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	32.00	100	2022	2022	3	98	1,882												
7	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588												
LAND DESCRIPTION																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000										
REVIEW DATE 11/30/2022 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS																											