

BERNHARD BERL REVOCABLE TRUST/BERNHARD KAREN WILLI
PO BOX 752
FERNANDINA BEACH, FL 32035

00-00-31-102P-0023-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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	11	2,595	144.8410	228.85	593,866	2005	2005		0	0	9.00	91.00	VALUATION BY		STANDARD									
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 0% - 0													Tax Group: 2		Tax Dist:									
Roof Cover		03	COMP SHNGL 100		Heated Area: 2176													BUILDING MARKET VALUE		540,418									
Interior Wall		05	DRYWALL 100		FDG 2005													TOTAL MARKET OB/XF VALUE		9,334									
Interior Floo		15	HARDTILE 60		BAS 2005													TOTAL LAND VALUE - MARKET		300,000									
Interior Floo		14	CARPET 40		FUS 2005													TOTAL MARKET VALUE		849,752									
Air Condition		03	CENTRAL 100		FOP 2005													SOH/AGL Deduction		115,522									
Heating Type		04	AIR DUCTED 100		FOP 2005													ASSESSED VALUE		734,230									
Bedrooms			3 100		BAS 2005													TOTAL EXEMPTION VALUE		0									
Bathrooms			2.5 100		FOP 2005													BASE TAXABLE VALUE		734,230									
Frame		02	WOOD FRAME 100		FOP 2005													TOTAL JUST VALUE		849,752									
Stories		1.5	1.5 100		FUS 2005													NCON VALUE		0									
Units		00	0 100		FOP 2005													INCOME VALUE											
Occupancy		00	NONE 100		BAS 2005													PREVIOUS YEAR MKT VALUE		765,346									
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA															01											
NEIGHBORHOOD/LOC		1031.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,472	100	2005	1,472	306,549																								
FDG	441	60	2005	265	55,187																								
FOP	20	30	2005	6	1,249																								
FOP	160	30	2005	48	9,996																								
FOP	160	30	2005	48	9,996																								
FOP	166	30	2005	50	10,413																								
FUS	704	100	2005	704	146,610																								
PT0	40	5	2005	2	417																								
TOTALS		3,163			2,595	540,418																							
EXTRA FEATURES					1799 SCHOOL ST, FERNANDINA BEACH										BLD DATE				LGL DATE		05/08/2025		MLU						
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	2005	2005	3	88	3,080														
2	0810	CONCRETE A	0	0	0	800.00	SF	6.50	6.50	100	2005	2005	3	84	4,368														
3	0825	BRICK	0	0	23	6	138.00	SF	12.50	12.50	100	2005	2005	3	96	1,656													
4	0810	CONCRETE A	0	0	5	6	30.00	SF	6.50	6.50	100	2005	2005	3	84	164													
5	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	2005	2005	3	84	66													
LAND DESCRIPTION										TOTAL OB/XF										9,334									
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	0003	R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000												