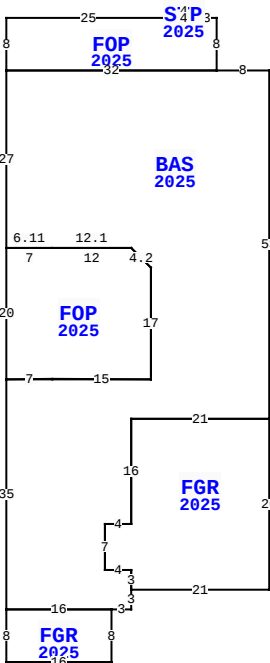


FOWLER GORDON E/POWELL DONNA MARIE
1772 CAMELLIA ST
FERNANDINA BEACH, FL 32034

00-00-31-102R-0009-0000



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	31	HARDIE BRD 100								0500	11	2,802	140.3299	221.72	621,259	2024	2024	0	0	0	0.00	100.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100								1 SFR CUST - 100% - 2025													Heated Area: 2208							HX Base Yr 2025						
Roof Cover	03	COMP SHNGL 100																																		
Interior Wall	05	DRYWALL 100																																		
Interior Floo	13	LVT/LAMNT 90																																		
Interior Floo	11	CLAY TILE 10																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		3 100																																		
Bathrooms		3 100																																		
Frame	02	WOOD FRAME 100																																		
Stories	1.	1. 100																																		
Units	0	0 100																																		
Occupancy	00	NONE 100																																		
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	2,208	100	2025	2,208	489,558																															
FGR	128	55	2025	70	15,520																															
FGR	574	55	2025	316	70,064																															
FOP	256	30	2025	77	17,072																															
FOP	436	30	2025	131	29,045																															
STP	4	10	2025	0	0																															
TOTALS		3,606			2,802	621,259																														
EXTRA FEATURES						1772 CAMELLIA ST, 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	0501	FP-AVERAGE	0 100	0 0	1.00	UT	5,000.00	5,000.00	100	2025	2024	100		5,000																						
2	0912	SCRN RM G	0 100	20 7	140.00	SF	20.00	20.00	100	2025	2024	100		2,800																						
3	0861	POOL GUNIT	0 100	9 9	81.00	SF	85.00	85.00	100	2025	2024	100		6,885																						
4	0855	CONC PAVER	0 100	0 0	28.00	SF	10.00	10.00	100	2025	2024	100		280																						
5	0810	CONCRETE A	0 100	0 0	504.00	SF	6.50	6.50	100	2025	2024	100		3,276																						
LAND DESCRIPTION TOTAL OB/XF 18,241																																				
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		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000																			
REVIEW DATE 08/14/2024 BY HS Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS																																				