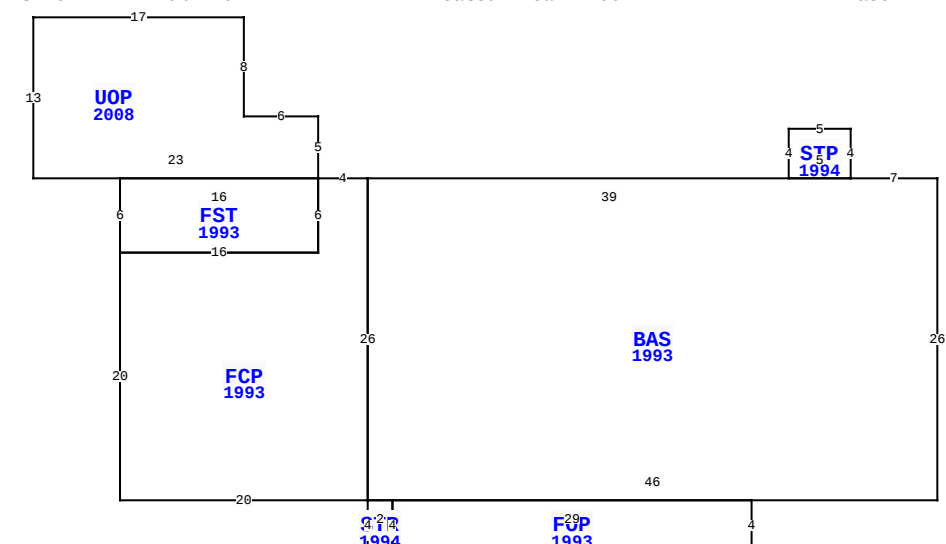


RENFROW BENJAMIN E & CAROLYN R
4542 GILBERTS BEACH RD
TYNER, NC 27980

00-00-31-1060-000F-0022

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	27	PREFIN MTL 80								0100	01	1,443	114.6080	114.61	165,382	1960	1990		0	0	18.70	81.30	VALUATION BY																
Exterior Wall	06	BD/BATTEN 20								1 SINGLE FAM - 0% - 0														STANDARD															
Roof Structur	03	GABLE/HIP 100								Heated Area: 1196														Tax Group: 2															
Roof Cover	03	COMP SHNGL 100								HX Base Yr														Tax Dist:															
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE								134,456							
Interior Floo	14	CARPET 80																						TOTAL MARKET OB/XF VALUE								1,387							
Interior Floo	08	SHT VINYL 20																						TOTAL MARKET VALUE								225,000							
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET								360,843							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								255,827							
Bedrooms		3 100																						TOTAL EXEMPTION VALUE								0							
Bathrooms		2 100																						BASE TAXABLE VALUE								255,827							
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE								360,843							
Stories	1.	1. 100																						NCON VALUE								0							
Units		0 100																						INCOME VALUE															
BUD8 Adjustme	02	DIST FB 100								PREVIOUS YEAR MKT VALUE								355,002																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA								01																												
NEIGHBORHOOD/LOC		1007.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,196	100	1993	1,196	111,441																																		
FCP	424	25	1993	106	9,877																																		
FOP	116	30	1993	35	3,261																																		
FST	96	55	1993	53	4,938																																		
STP	20	10	1994	2	186																																		
STR	8	10	1994	1	93																																		
UOP	251	20	2008	50	4,659																																		
TOTALS		2,111			1,443	134,456																																	
EXTRA FEATURES						2002 HIGHLAND ST, FERNANDINA BEACH						BLD DATE		06/26/2009		RK		LGL DATE		05/08/2025		MLU																	
												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	0810	CONCRETE A	0	0	57	14	798.00	SF	6.50	6.50	100	1960	1960	3	20	1,037																							
2	0461	IRON FENCE	0	0	49	4	196.00	SF	8.50	8.50	100	1960	1960	3	21	350																							
TOTAL OB/XF																		1,387																					
LAND DESCRIPTION																																							
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	0006	R-1	68.00	100.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																						