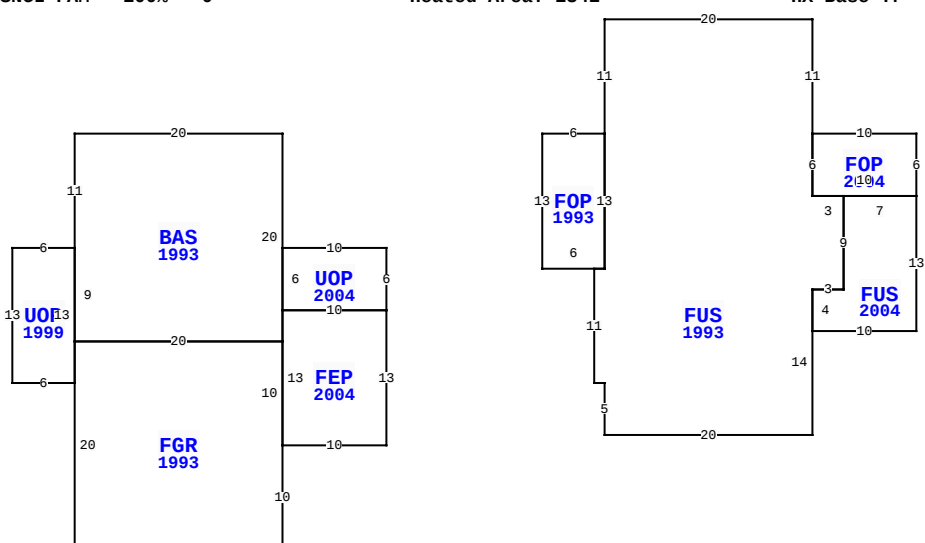


CARVER STEVEN W & SANDRA B
110 S 4TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0025-0020

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		0900	01	1,734	120.3300		158.84	275,429	1993	1996	0	0	13.50	86.50	VALUATION BY					STANDARD														
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 0													Heated Area: 1341										HX Base Yr									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE					238,246														
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					6,005														
Interior Floor		14	CARPET 80															TOTAL LAND VALUE - MARKET					237,500														
Interior Floor		11	CLAY TILE 20															TOTAL MARKET VALUE					481,751														
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					333,777														
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					147,974														
Bedrooms			3 100															TOTAL EXEMPTION VALUE					HX HB					50,722									
Bathrooms			2 100															BASE TAXABLE VALUE										97,252									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE										481,751									
Stories		2.	2. 100															NCON VALUE										0									
Units		00	0 100		INCOME VALUE																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										433,059																						
Quality		04	Quality Level 04																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA												01																						
NEIGHBORHOOD/LOC			1005.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	400	100	1993	400	54,959																																
FEP	130	80	2004	104	14,289																																
FGR	400	55	1993	220	30,227																																
FOP	78	30	1993	23	3,160																																
FOP	60	30	2004	18	2,473																																
FUS	838	100	1993	838	115,138																																
FUS	103	100	2004	103	14,152																																
UOP	78	20	1999	16	2,198																																
UOP	60	20	2004	12	1,649																																
TOTALS	2,147			1,734	238,246																																
EXTRA FEATURES					110 S 4TH ST, FERNANDINA BEACH										BLD DATE					LGL DATE					05/22/2025					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	0510	GARAGE WD-		0	100	16	12	192.00		SF	35.00		35.00		100	1975	1975	3	20	1,344																	
2	0810	CONCRETE A		0	100	0	0	860.00		SF	6.50		6.50		100	1993	1993	3	64	3,578																	
3	0810	CONCRETE A		0	100	4	32	128.00		SF	6.50		6.50		100	1999	1999	3	75	624																	
4	0350	CARPORT WD		0	100	16	6	96.00		SF	13.00		13.00		100	1975	1975	3	20	250																	
5	0810	CONCRETE A		0	100	2	18	36.00		SF	6.50		6.50		100	1950	1950	3	20	47																	
6	1241	WD DECK G		0	100	11	4	44.00		UT	11.50		11.50		100	2004	2004	3	32	162																	
LAND DESCRIPTION					TOTAL OB/XF										6,005																						
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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500																			