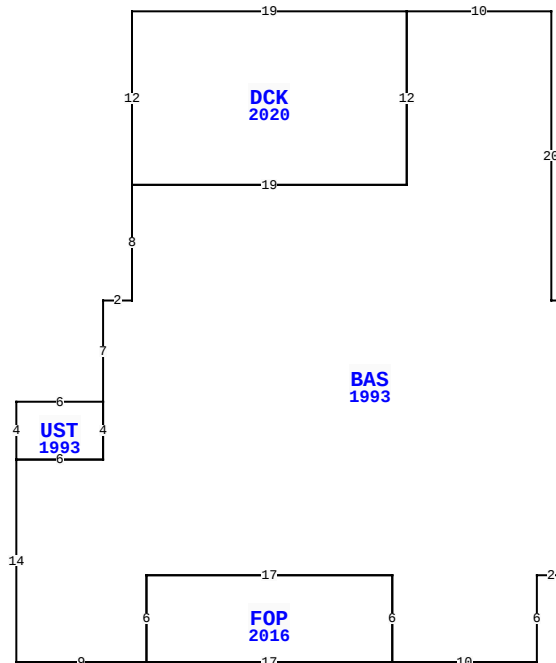


POWERS KEVIN COLLINS & KELLY FEOLE
132 S 13TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0243-05A0



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	PD	NORM	% COND	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 100		0100	01	1,187	122.4300		122.43	145,324	1879	1985		0	116.75	16.75	116.75	VALUATION BY					STANDARD										
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021										Heated Area: 1122										HX Base Yr 2021									
Roof Cover		12	MODULAR MT 100												Tax Group: 2										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										169,666									
Interior Floor		09	PINE WOOD 100												TOTAL MARKET OB/XF VALUE										27,311									
Air Condition		03	CENTRAL 100												TOTAL LAND VALUE - MARKET										240,800									
Heating Type		04	AIR DUCTED 100												TOTAL MARKET VALUE										437,777									
Bedrooms			3 100		SOH/AGL Deduction										155,675																			
Bathrooms			1 100		ASSESSED VALUE										282,102																			
Frame		02	WOOD FRAME 100		TOTAL EXEMPTION VALUE										VX HX HB 55,722																			
Stories		1.	1. 100		BASE TAXABLE VALUE										226,380																			
Units			0 100		TOTAL JUST VALUE										437,777																			
BUD8 Adjustme		02	DIST FB 100		NCON VALUE										0																			
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										429,820																			
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		01																													
NEIGHBORHOOD/LOC		1008.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,122	100	1993	1,122	160,375																													
DCK	228	10	2020	23	3,288																													
FOP	102	30	2016	31	4,431																													
UST	24	45	1993	11	1,573																													
TOTALS		1,476			1,187	169,666																												
EXTRA FEATURES					132 S 13TH ST, FERNANDINA BEACH										BLD DATE				LGL DATE		03/25/2024		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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1980	1980	3	20	384																		
2	0810	CONCRETE A	0	100	0	0	930.00	SF	4.29	4.29	100	1960	1960	3	20	798																		
3	0861	POOL GUNIT	0	100	0	0	308.00	SF	85.00	85.00	100	2021	2021	3	93	24,347																		
4	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	100	2021	2021	3	99	1,782																		
LAND DESCRIPTION										TOTAL OB/XF										27,311														
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	86.00	74.00	86.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	240,800																	