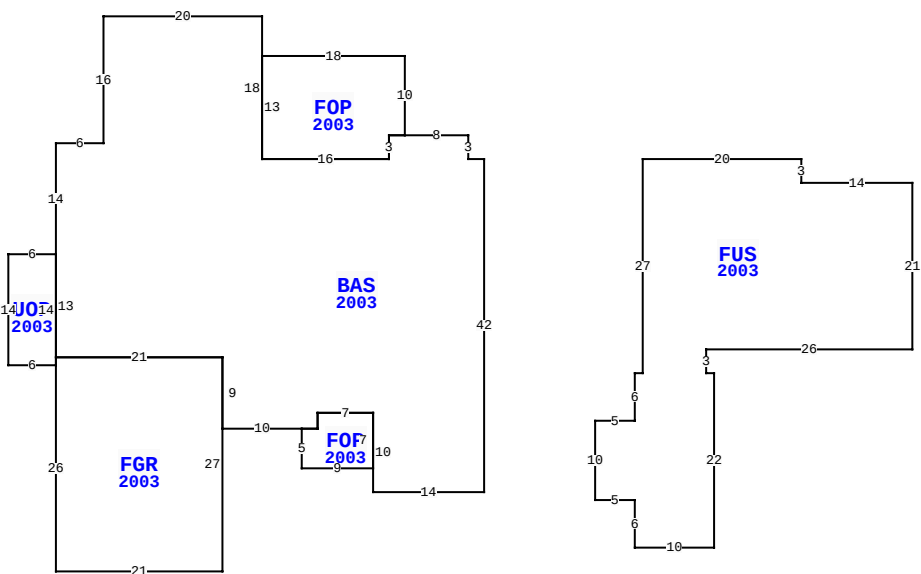


RIEGLER SUSAN E REVOCABLE TRUST/RIEGLER SUSAN E TR
4686 GENOA DR
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0086-0000

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		16	WD FR STUC 100		0500	01	3,630	106.3125	167.97	609,731	2003	2003	0	0	0	10.50	89.50	VALUATION BY		STANDARD																	
Roof Structure		03	GABLE/HIP 100		1 SFR CUST - 100% - 2004													Heated Area: 3215							HX Base Yr 2004												
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE										545,709									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE										23,475									
Interior Floor		11	CLAY TILE 50															TOTAL LAND VALUE - MARKET										500,000									
Interior Floor		14	CARPET 50															TOTAL MARKET VALUE										1,069,184									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction										400,452									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE										668,732									
Bedrooms			3 100															TOTAL EXEMPTION VALUE										HX HB WX		55,722							
Bathrooms			2.5 100															BASE TAXABLE VALUE										613,010									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE										1,069,184									
Stories		2.	2. 100															NCON VALUE										0									
Units		0	0 100		INCOME VALUE																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										1,045,255																						
Quality		04	Quality Level 04																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA				03																														
NEIGHBORHOOD/LOC		3019.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	2,147	100	2003	2,147	322,766																																
FGR	567	55	2003	312	46,904																																
FOP	59	30	2003	18	2,706																																
FOP	228	30	2003	68	10,223																																
FUS	1,068	100	2003	1,068	160,556																																
UOP	84	20	2003	17	2,555																																
TOTALS		4,153			3,630	545,709																															
EXTRA FEATURES					4686 GENOA DR, FERNANDINA BEACH										BLD DATE				LGL DATE		03/26/2024		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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010																						
2	0855	CONC PAVER	0 100	0	0	1,133.00	SF	10.00	10.00	100	2003	2003	3	82	9,291																						
3	0855	CONC PAVER	0 100	57	3	171.00	SF	10.00	10.00	100	2003	2003	3	82	1,402																						
4	0861	POOL GUNIT	0 100	0	0	100.00	SF	85.00	85.00	100	2005	2005	3	36	3,060																						
5	0855	CONC PAVER	0 100	0	0	576.00	SF	10.00	10.00	100	2005	2005	3	84	4,838																						
6	0910	SCRN RM L	0 100	0	0	568.00	SF	15.00	15.00	100	2005	2005	3	22	1,874																						
LAND DESCRIPTION										TOTAL OB/XF										23,475																	
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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000																				