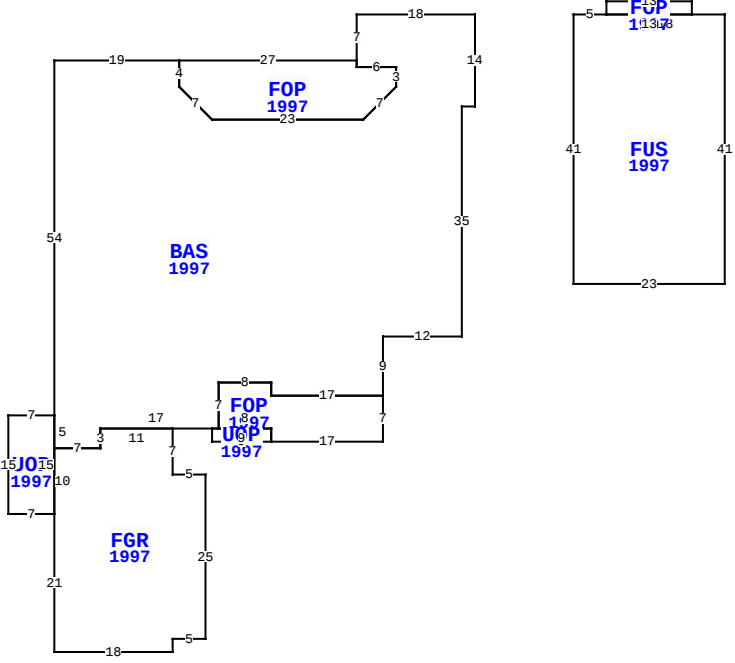


MATISON FAMILY LIVING TRUST/MATISON JAMES DENNIS T
4704 GENOA DRIVE
FERNANDINA BEACH, FL 32034

00-SB-30-065A-0087-0000



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	20	FACE BRICK 80				0900	11	4,560	113.3532	149.63	682,313	1997	1997		0	0	18.90	81.10	VALUATION BY		STANDARD				
Exterior Wall	14	WD SHINGLE 20				1 SNGL FAM - 100% - 2005												Heated Area: 4001 HX Base Yr 2005							
Roof Structur	08	IRREGULAR 100																Tax Group: 8		Tax Dist:					
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE		553,356					
Interior Wall	05	DRYWALL 80																TOTAL MARKET OB/XF VALUE		56,907					
Interior Wall	08	DECORATIVE 20																TOTAL LAND VALUE - MARKET		500,000					
Interior Floo	14	CARPET 70																TOTAL MARKET VALUE		1,110,263					
Interior Floo	12	HARDWOOD 30																SOH/AGL Deduction		408,297					
Air Condition	03	CENTRAL 100																ASSESSED VALUE		701,966					
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE		HX HB WR 55,722					
Bedrooms		3 100																BASE TAXABLE VALUE		646,244					
Bathrooms		3.5 100																TOTAL JUST VALUE		1,110,263					
Frame	02	WOOD FRAME 100				NCON VALUE		0																	
Stories	2.	2. 100				INCOME VALUE																			
Units		0 100				PREVIOUS YEAR MKT VALUE		1,086,947																	
Quality		01 Quality Level 01																							
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	3,058	100	1997	3,058	371,088																				
FGR	716	55	1997	394	47,812																				
FOP	26	30	1997	8	971																				
FOP	175	30	1997	52	6,310																				
FOP	266	30	1997	80	9,708																				
FUS	943	100	1997	943	114,433																				
UOP	18	20	1997	4	486																				
UOP	105	20	1997	21	2,548																				
TOTALS		5,307			4,560	553,356																			
EXTRA FEATURES						4704 GENOA DR, FERNANDINA BEACH										BLD DATE		LGL DATE		03/26/2024		MLU			
																XF DATE		LAND DATE							
																INC DATE		AG DATE							
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES									
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765										
2	0845	KOOL DECK	0 100	0	0	869.00	SF	7.25	7.25	100	1997	1997	3	72	4,536										
3	0861	POOL GUNIT	0 100	0	0	492.00	SF	85.00	85.00	100	1997	1997	3	20	8,364										
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200										
5	1127	BRICK 8"	0 100	0	0	198.00	SF	11.00	11.00	100	1997	1997	3	91	1,982										
6	0855	CONC PAVER	0 100	0	0	2,381.00	SF	10.00	10.00	100	1999	1999	3	75	17,858										
7	0855	CONC PAVER	0 100	0	0	557.00	SF	10.00	10.00	100	1999	1999	3	75	4,178										
8	0855	CONC PAVER	0 100	0	0	298.00	SF	10.00	10.00	100	1999	1999	3	75	2,235										
9	0910	SCRN RM L	0 100	0	0	1,264.00	SF	15.00	15.00	100	2018	2018	3	78	14,789										
LAND DESCRIPTION																TOTAL OB/XF 56,907									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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								