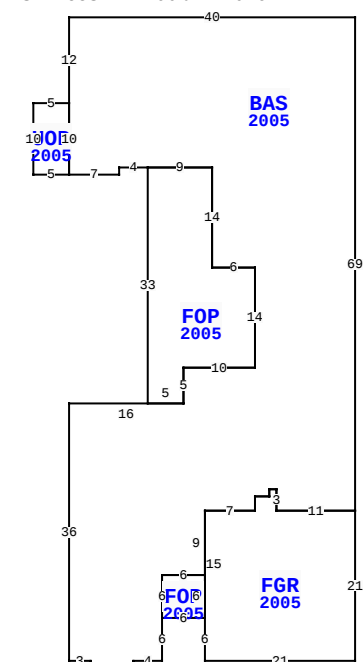


CUNNINGHAM THERESA A REV TRUST/CUNNINGHAM THERESA
95054 WILLET WAY
FERNANDINA BEACH, FL 32034

00-SB-30-1671-0023-0000

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 70			0500	11	2,744	151.4304	239.26	656,529	2005	2005		0	0	0	9.50	90.50	8															
Exterior Wall		15	CONC BLOCK 30			1 SFR CUST - 100% - 2016										Heated Area: 2369										HX Base Yr 2016									
Roof Structur		08	IRREGULAR 100																																
Roof Cover		07	CONC TILE 100																																
Interior Wall		05	DRYWALL 100																																
Interior Floo		11	CLAY TILE 50																																
Interior Floo		14	CARPET 50																																
Air Condition		03	CENTRAL 100																																
Heating Type		04	AIR DUCTED 100																																
Bedrooms			3 100																																
Bathrooms			3 100																																
Frame		02	WOOD FRAME 100																																
Stories		1.	1. 100																																
Units			0 100																																
Quality		04	Quality Level 04																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA			03																													
NEIGHBORHOOD/LOC		3021.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,369	100	2005	2,369	512,960																														
FGR	448	55	2005	246	53,266																														
FOP	36	30	2005	11	2,382																														
FOP	361	30	2005	108	23,385																														
UOP	50	20	2005	10	2,166																														
TOTALS		3,264			2,744	594,159																													
EXTRA FEATURES		95054 WILLET WAY, FERNANDINA BEACH																																	
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	0 100	0	0	461.00	SF	6.50	6.50	100	2005	2005	3	84	2,517																				
2	0810	CONCRETE A	0 100	14	3	42.00	SF	6.50	6.50	100	2005	2005	3	84	229																				
3	1126	CB/STC 8"	0 100	0	0	363.00	SF	8.00	8.00	100	2005	2005	3	84	2,439																				
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080																				
LAND DESCRIPTION		TOTAL OB/XF 8,265																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000																		
REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SJS																																			