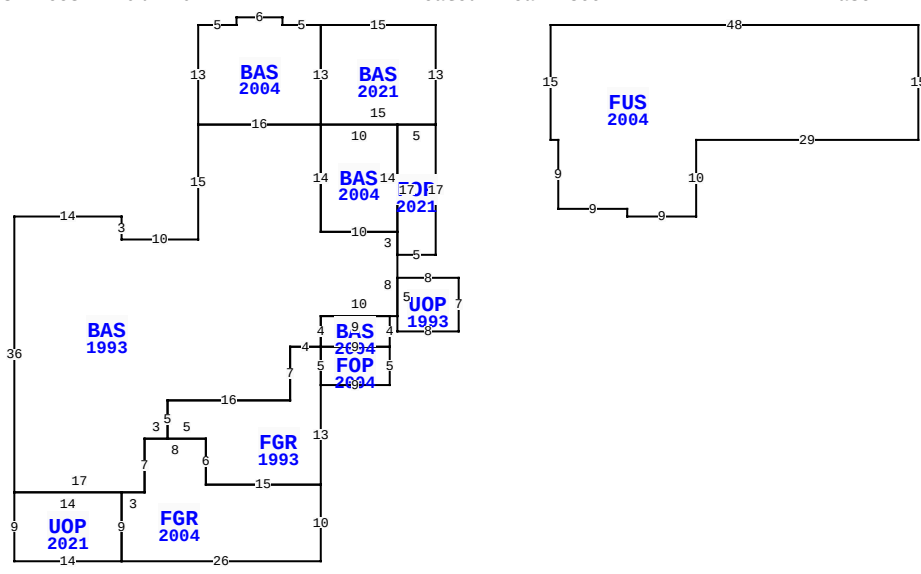


HAYMAKER TERESSA K & GIDEON T
9204 SOUTHERN BREEZE DR
ORLANDO, FL 32836

01-6N-29-0200-0057-0000

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					PAGE 1 of 2					5		
Exterior Wall		16	WD FR STUC 60		0500	11	3,263	159.1664	251.48	820,579	1974	2016	0	0	0	4.00	96.00	VALUATION BY					STANDARD						
Exterior Wall		12	CEDAR 40		1 SFR CUST - 0% - 0													Heated Area: 2899					HX Base Yr						
Roof Structur		08	IRREGULAR 100															BUILDING MARKET VALUE					787,756						
Roof Cover		03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE					43,643						
Interior Wall		05	DRYWALL 90															TOTAL LAND VALUE - MARKET					500,000						
Interior Wall		08	DECORATIVE 10															TOTAL MARKET VALUE					1,331,399						
Interior Floo		11	CLAY TILE 100															SOH/AGL Deduction					0						
Air Condition		03	CENTRAL 100															ASSESSED VALUE					1,331,399						
Heating Type		04	AIR DUCTED 100															TOTAL EXEMPTION VALUE					0						
Bedrooms			4 100															BASE TAXABLE VALUE					1,331,399						
Bathrooms			2.5 100															TOTAL JUST VALUE					1,331,399						
Frame		02	WOOD FRAME 100															NCON VALUE					0						
Stories		1.	1. 100		INCOME VALUE																								
Units			0 100		PREVIOUS YEAR MKT VALUE					1,296,118																			
BUD8 Adjustme		05	DIST 1A 100																										
Quality		06	Quality Level 06																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		10																								
NEIGHBORHOOD/LOC		10001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,423	100	1993	1,423	343,542																								
BAS	36	100	2004	36	8,691																								
BAS	140	100	2004	140	33,799																								
BAS	214	100	2004	214	51,664																								
BAS	195	100	2021	195	47,077																								
FGR	218	55	1993	120	28,971																								
FGR	305	55	2004	168	40,559																								
FOP	45	30	2004	14	3,380																								
FOP	85	30	2021	26	6,276																								
FUS	891	100	2004	891	215,106																								
TOTALS	3,734			3,263	787,756																								
EXTRA FEATURES						7 GREEN WINGED TEAL RD, 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	0811	CONCRETE B	0	0	0	790.00	SF	5.20	5.20	100	2004	2004	3	83	3,410														
2	0810	CONCRETE A	0	0	0	208.00	SF	6.50	6.50	100	2004	2004	3	83	1,122														
3	0350	CARPORT WD	0	0	12	11		132.00	SF	13.00	2021	2021	3	90	1,544														
4	0861	POOL GUNIT	0	0	0			135.00	SF	85.00	2021	2021	3	93	10,672														
5	0871	POOL HTR R	0	0	0			1.00	UT	2,000.00	2021	2021	3	90	1,800														
6	0855	CONC PAVER	0	0	0			1,249.00	SF	10.00	2021	2021	3	99	12,365														
7	0462	ST/AL FNC	0	0	0			360.00	SF	10.00	2021	2021	3	93	3,348														
8	0600	SUMMER KIT	0	0	0			1.00	UT	5,000.00	2021	2021	3	90	4,500														
9	0500	FP-PRE FAB	0	0	0			1.00	UT	3,500.00	2004	2004	3	87	3,045														
10	1126	CB/STC 8"	0	0	0			150.00	SF	8.00	2004	2004	3	83	996														
LAND DESCRIPTION						TOTAL OB/XF 42,802																							
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			RG-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000												

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