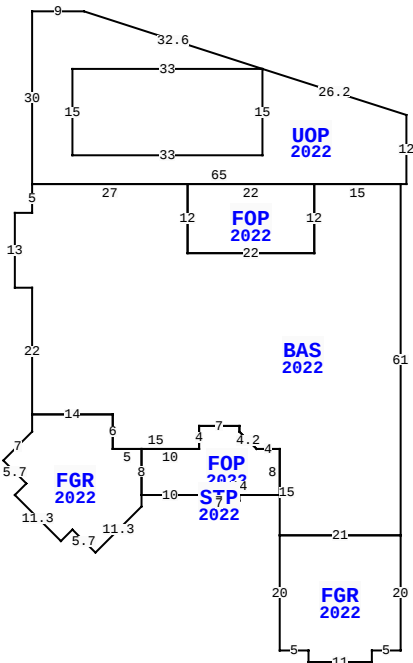


GIBSON ROGER SCOTT LVNG TRUST/GIBSON ROGER SCOTT T
30 WAX MYRTLE
FERNANDINA BEACH, FL 32034

01-6N-29-0201-0016-0000

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	% COND	VALUATION SUMMARY										
Exterior Wall	10	ABOVE AVG 100								0500	11	3,714	146.8368	232.00	861,648	2022	2022	0	0	0.50	99.50	VALUATION BY STANDARD									
Roof Structur	04	WOOD TRUSS 100								1 SFR CUST - 100% - 2023										Heated Area: 2918 HX Base Yr 2023											
Roof Cover	13	STAND SEAM 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floo	12	HARDWOOD 80																													
Interior Floo	11	CLAY TILE 20																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																		Tax Group: 5 Tax Dist:											
Bedrooms		3 100																		BUILDING MARKET VALUE 857,340											
Bathrooms		3 100																		TOTAL MARKET OB/XF VALUE 85,639											
Frame	02	WOOD FRAME 100																		TOTAL LAND VALUE - MARKET 500,000											
Stories	1.	1. 100																		TOTAL MARKET VALUE 1,442,979											
Units		0 100																		SOH/AGL Deduction 47,160											
																				ASSESSED VALUE 1,395,819											
																				TOTAL EXEMPTION VALUE HX HB 50,722											
																				BASE TAXABLE VALUE 1,345,097											
																				TOTAL JUST VALUE 1,442,979											
																				NCON VALUE 0											
																				INCOME VALUE											
																				PREVIOUS YEAR MKT VALUE 1,406,242											
Quality	04	Quality Level 04																		PERMIT NUM DESCRIPTION AMT ISSUED											
DOR CODE	0100	SINGLE FAMILY																		20213070 SWIM POOL 0 05/01/2021											
MAP NUM		MKT AREA 10																		20213264 NEW CONSTR 0 03/01/2021											
NEIGHBORHOOD/LOC	10001.00																			20212002 XFOB RETAINING WA 0 03/01/2021											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,918	100	2022	2,918	673,591																										
FGR	391	55	2022	215	49,631																										
FGR	442	55	2022	243	56,094																										
FOP	225	30	2022	68	15,697																										
FOP	264	30	2022	79	18,236																										
STP	7	10	2022	1	231																										
UOP	950	20	2022	190	43,860																										
TOTALS	5,197			3,714	857,340																										
EXTRA FEATURES						30 WAX MYRTLE, FERNANDINA BEACH						BLD DATE				LGL DATE		03/14/2024		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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980																
2	0861	POOL GUNIT	0 100	0	0	518.00	SF	85.00	85.00	100	2022	2022	3	95	41,829																
3	0911	SCRN RM A	0 100	0	0	1,446.00	SF	17.50	17.50	100	2022	2022	3	93	23,534																
4	0855	CONC PAVER	0 100	0	0	1,588.00	SF	10.00	10.00	100	2022	2022	3	99	15,721																
5	0855	CONC PAVER	0 100	0	0	159.00	SF	10.00	10.00	100	2022	2022	3	99	1,574																
6	0855	CONC PAVER	0 100	0	0	40.00	SF	10.00	10.00	100	2022	2022	3	99	396																
7	1242	WD DECK A	0 100	5	7	35.00	SF	10.00	10.00	100	2022	2022	3	93	326																
8	1242	WD DECK A	0 100	5	6	30.00	SF	10.00	10.00	100	2022	2022	3	93	279																
LAND DESCRIPTION										TOTAL OB/XF 85,639																					
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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000														