

HIRSHBERG JEFFREY & SHELLEY
9 WAX MYRTLE ROAD
FERNANDINA BEACH, FL 32035

01-6N-29-0201-0024-0000

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		10	ABOVE AVG 100							0500	11	3,750	146.4426	231.38	867,675	2021	2021		0	0	1.00	99.00	VALUATION BY					STANDARD																				
Roof Structur		03	GABLE/HIP 100							1 SFR CUST - 100% - 2023														Heated Area: 3202										HX Base Yr 2023					Tax Group: 5					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																					BUILDING MARKET VALUE										858,998														
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE										23,117														
Interior Floor		12	HARDWOOD 70																					TOTAL LAND VALUE - MARKET										500,000														
Interior Floor		11	CLAY TILE 30																					TOTAL MARKET VALUE										1,382,115														
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction										51,024														
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE										1,331,091														
Bedrooms			3 100																					TOTAL EXEMPTION VALUE										HX HB					50,722									
Bathrooms			3.5 100																					BASE TAXABLE VALUE										1,280,369														
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE										1,382,115														
Stories		1.	1. 100																					NCON VALUE										0														
Units			0 100							INCOME VALUE																																						
										PREVIOUS YEAR MKT VALUE										1,342,723																												
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	3,202	100	2021	3,202	733,470																																											
FGR	764	55	2021	420	96,208																																											
FOP	174	30	2021	52	11,912																																											
FOP	253	30	2021	76	17,409																																											
TOTALS		4,393			3,750	858,998																																										
EXTRA FEATURES						9 WAX MYRTLE RD, FERNANDINA BEACH																																										
						BLD DATE																																										
						XF DATE																																										
						INC DATE																																										
						LGL DATE																																										
						LAND 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	0855	CONC PAVER	0	100	0	0		1,985.00 SF	10.00	10.00	100	2021	2021	3	99	19,652																																
2	0500	FP-PRE FAB	0	100	0	0		1.00 UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465																																
TOTAL OB/XF 23,117																																																
LAND DESCRIPTION																																																
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																															