

MORSILLO LEON N & FRANCES J JOINT REVOCABLE LIVING
4 FOXTAIL ROAD
FERNANDINA BEACH, FL 32034

01-6N-29-0202-0105-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCST	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		10	ABOVE AVG 60							0500	11	3,713	134.4816	212.48	788,938	1992	2007	0	0	0	8.20	91.80	VALUATION BY STANDARD										
Exterior Wall		12	CEDAR 40							1 SFR CUST - 0% - 2025														Heated Area: 2970									
Roof Structure		08	IRREGULAR 100																					HX Base Yr									
Roof Cover		03	COMP SHNGL 100																														
Interior Wall		05	DRYWALL 100																														
Interior Floo		14	CARPET 80																														
Interior Floo		12	HARDWOOD 20																														
Air Condition		03	CENTRAL 100																														
Heating Type		04	AIR DUCTED 100																														
Bedrooms			3 100																														
Bathrooms			3.5 100																														
Frame Stories Units		02	WOOD FRAME 100																														
			2. 100																														
			0 100																														
Quality		04	Quality Level 04																														
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		1,887	100	1993	1,887	368,072																											
FGR		805	55	1993	443	86,410																											
FOP		105	30	1993	32	6,241																											
FSP		351	40	1993	140	27,308																											
FUS		1,083	100	1993	1,083	211,246																											
UOP		153	20	1993	31	6,047																											
UOP		161	20	1993	32	6,241																											
UOP		325	20	1993	65	12,678																											
TOTALS		4,870			3,713	724,245																											
EXTRA FEATURES		4 FOXTAIL 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		0812	CONCRETE C	0	0	0	1,868.00	SF	4.00	4.00	100	1992	1992	3	62	4,633																	
2		0444	BOX FNC 4'	0	0	0	19.00	LF	6.50	6.50	100	1992	1992	3	20	25																	
3		1126	CB/STC 8"	0	0	46	284.00	SF	8.00	8.00	100	1992	1992	3	62	1,409																	
4		0861	POOL GUNIT	0	0	0	460.00	SF	85.00	85.00	100	1999	1999	3	21	8,211																	
5		0845	KOOL DECK	0	0	0	825.00	SF	7.25	7.25	100	1999	1999	3	75	4,486																	
6		0462	ST/AL FNC	0	0	0	685.00	SF	10.00	10.00	100	1999	1999	3	26	1,781																	
7		0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	1999	1999	3	45	270																	
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