

POWERS MARTIN &/EDWARDS HEIDI
1 WATER OAK CT
FERNANDINA BEACH, FL 32034

01-6N-29-0300-0012-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 100										0500 01 3,619 94.0410 148.58 537,711 1974 1974 0 0 10 25.00 65.00										Tax Group: 5 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 100% - 2022 Heated Area: 3219 HX Base Yr 2022										BUILDING MARKET VALUE 470,115									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 14,647									
Interior Wall 03 DRYWALL 80																				TOTAL LAND VALUE - MARKET 500,000									
Interior Wall 06 CUST PANEL 20																				TOTAL MARKET VALUE 984,762									
Interior Floo 14 CARPET 70																				SOH/AGL Deduction 415,921									
Interior Floo 11 CLAY TILE 30																				ASSESSED VALUE 568,841									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 518,119									
Bedrooms 4 100																				TOTAL JUST VALUE 984,762									
Bathrooms 3 100																				NCON VALUE 0									
Frame 02 WOOD FRAME 100																				INCOME VALUE									
Stories 1. 1. 100																				PREVIOUS YEAR MKT VALUE 964,623									
Units 0 100																													
BUD8 Adjustme 05 DIST 1A 100																													
Occupancy 00 NONE 100																													
Quality 01 Quality Level 01																													
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 3,219 100 1993 3,219 310,881																													
FGR 600 55 1993 330 31,870																													
FOP 131 30 1993 39 3,767																													
PTO 120 5 2000 6 579																													
UOP 126 20 1993 25 2,415																													
TOTALS 4,196 3,619 349,512																													
EXTRA FEATURES										1 WATER OAK, 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 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1980 1980 3 44 880																													
2 0810 CONCRETE A 0 100 7 4 28.00 SF 6.50 6.50 100 2000 2000 3 77 140																													
3 0463 FENCE GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2000 2000 3 48 144																													
4 0441 STK FNC 4' 0 100 0 0 8.00 LF 6.50 6.50 100 2000 2000 3 20 10																													
5 0443 STK FNC 6' 0 100 0 0 26.00 LF 10.00 10.00 100 2000 2000 3 20 52																													
6 0443 STK FNC 6' 0 100 0 0 75.00 LF 10.00 10.00 100 2002 2002 3 20 150																													
7 0855 CONC PAVER 0 100 63 4 252.00 SF 7.00 7.00 100 2005 2005 3 84 1,482																													
8 0855 CONC PAVER 0 100 0 0 2,005.00 SF 7.00 7.00 100 2005 2005 3 84 11,789																													
LAND DESCRIPTION										TOTAL OB/XF 14,647																			
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 100 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 500,000.00 500,000.00 500,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000										PRINTED 07/30/2025 BY SYS									

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