

LAWRENCE JAMES R & KARA R
3 LIVE OAK
FERNANDINA BEACH, FL 32034

01-6N-29-0300-0061-0000

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	14	WD SHINGLE 60	0500	11	5,802	142.2492	224.75	1,304,000	2001	2001		0	0	11.30	88.70	VALUATION BY		STANDARD							
Exterior Wall	10	ABOVE AVG 40	1 SFR CUST - 100% - 2017													Heated Area: 5028		HX Base Yr 2017							
Roof Structure	08	IRREGULAR 100														Tax Group: 5		Tax Dist:							
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE		1,156,648							
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE		48,641							
Interior Floor	12	HARDWOOD 50														TOTAL LAND VALUE - MARKET		700,000							
Interior Floor	14	CARPET 50														TOTAL MARKET VALUE		1,905,289							
Air Condition	03	CENTRAL 100														SOH/AGL Deduction		966,938							
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE		938,351							
Bedrooms	4	100														TOTAL EXEMPTION VALUE		HX HB 50,722							
Bathrooms	3.5	100														BASE TAXABLE VALUE		887,629							
																TOTAL JUST VALUE		1,905,289							
Frame	02	WOOD FRAME 100														NCON VALUE		0							
Stories	2.	100														INCOME VALUE									
Units	0	100														PREVIOUS YEAR MKT VALUE		1,804,613							
Quality			05	Quality Level 05																					
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	3,172	100	2001	3,172	632,349																				
FEP	321	80	2010	257	51,234																				
FGR	661	55	2001	364	72,565																				
FOP	44	30	2001	13	2,592																				
FOP	169	30	2001	51	10,167																				
FUS	1,856	100	2001	1,856	370,000																				
UOP	27	20	2001	5	997																				
UOP	91	20	2001	18	3,589																				
UOP	328	20	2001	66	13,158																				
TOTALS			6,669		5,802	156,648																			
EXTRA FEATURES						3 LIVE OAK, FERNANDINA BEACH						BLD DATE				LGL DATE		05/07/2025		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	2001	2001	3	84	1,680									
2	0855	CONC PAVER	0	100	0	0	2,052.00	SF	7.00	7.00	100	2014	2014	3	94	13,502									
3	0825	BRICK	0	100	0	0	403.00	SF	12.50	12.50	100	2001	2001	3	94	4,735									
4	0825	BRICK	0	100	0	0	486.00	SF	12.50	12.50	100	2001	2001	3	94	5,711									
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2003	2003	3	20	1,000									
6	0861	POOL GUNIT	0	100	0	0	252.00	SF	85.00	85.00	100	2010	2010	3	56	11,995									
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	40	400									
8	0911	SCRN RM A	0	100	0	0	535.00	SF	17.50	17.50	100	2010	2010	3	40	3,745									
9	0855	CONC PAVER	0	100	0	0	283.00	SF	10.00	10.00	100	2010	2010	3	90	2,547									
10	1122	CB 6"	0	100	0	0	136.00	SF	5.85	5.85	100	2010	2010	3	90	716									
LAND DESCRIPTION						TOTAL OB/XF										46,031									
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	000140	C	RES GOLF	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000								

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