

NEUHOFF ROBERT
6005 KETTERING COURT
DALLAS, TX 75229

02-6N-29-0390-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2	5							
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	17	CB STUCCO 70					0500	12	11,717	224.9362	355.40	4,164,222	1992	1992	0	0	0	16.00	84.00	VALUATION BY					STANDARD													
Exterior Wall	21	STONE 30					1 SFR CUST - 0% - 0										Heated Area: 9864										HX Base Yr											
RooF Structur	08	IRREGULAR 100																									Tax Group: 5					Tax Dist:						
RooF Cover	07	CONC TILE 100																									BUILDING MARKET VALUE					3,497,946						
Interior Wall	05	DRYWALL 100																									TOTAL MARKET OB/XF VALUE					84,642						
Interior Floo	14	CARPET 70																									TOTAL LAND VALUE - MARKET					2,500,000						
Interior Floo	12	HARDWOOD 30																									TOTAL MARKET VALUE					6,082,588						
Air Condition	03	CENTRAL 100																									SOH/AGL Deduction					64,433						
Heating Type	04	AIR DUCTED 100																									ASSESSED VALUE					6,018,155						
Bedrooms		8 100																									TOTAL EXEMPTION VALUE					0						
Bathrooms		8 100																									BASE TAXABLE VALUE					6,018,155						
Frame Stories Units	02	WOOD FRAME 100																									TOTAL JUST VALUE					6,082,588						
	4.	4. 100																									NCON VALUE					0						
		0 100																									INCOME VALUE											
																											PREVIOUS YEAR MKT VALUE					5,726,696						
Quality	06	Quality Level 06																																				
DOR CODE	0100	SINGLE FAMILY																																				
MAP NUM					MKT AREA		10																															
NEIGHBORHOOD/LOC	10003.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	9,714	100	1993	9,714	899,979																																	
FGR	1,032	55	1993	568	169,568																																	
FOP	1,956	30	1993	587	175,241																																	
FST	802	55	1993	441	131,654																																	
SFB	188	80	1993	150	44,780																																	
UOP	1,287	20	1993	257	76,724																																	
TOTALS	14,979			11,717	497,946																																	
EXTRA FEATURES					28 DUNES ROW, FERNANDINA BEACH										BLD DATE					LGL DATE					05/08/2025					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	1075	TRELLIS G	0	0	18	9	162.00	SF	35.00	35.00	100	1992	1992	3	20	1,134																						
2	0855	CONC PAVER	0	0	12	14	168.00	SF	10.00	10.00	100	1992	1992	3	62	1,042																						
3	0855	CONC PAVER	0	0	0	0	4,178.00	SF	10.00	10.00	100	1992	1992	3	62	25,904																						
4	0810	CONCRETE A	0	0	0	0	108.00	SF	6.50	6.50	100	1992	1992	3	62	435																						
5	0845	KOOL DECK	0	0	0	0	1,757.00	SF	7.25	7.25	100	1992	1992	3	62	7,898																						
6	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	2,800																						
7	0861	POOL GUNIT	0	0	0	0	808.00	SF	85.00	85.00	100	1992	1992	3	20	13,736																						
8	0861	POOL GUNIT	0	0	0	0	32.00	SF	85.00	85.00	100	1992	1992	3	20	544																						
9	0810	CONCRETE A	0	0	18	7	126.00	SF	6.50	6.50	100	1992	1992	3	62	508																						
10	1123	CB 8"	0	0	0	0	1,867.00	SF	6.15	6.15	100	1992	1992	3	62	7,119																						
LAND DESCRIPTION					TOTAL OB/XF															61,120																		
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	000120	C	RES OCEAN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	2,500,000.00	2,500,000.00	2,500,000																					

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