

PT OF LOT 5 IN OR 1849/1053
(EX CNSVTN ESMT IN
OR 1629/1886)

BOELKES FAMILY TRUST/BOELKES CHRISTOPHER R CO-TRUS
11 SOUND POINT CT
FERNANDINA BEACH, FL 32034

2025

03-6N-29-0SPC-0005-0000



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	12	CEDAR 60	0500	01	6,050	127.3855	201.27	1,217,684	2001	2001	0	0	0	11.50	88.50	VALUATION BY		STANDARD											
Exterior Wall	17	CB STUCCO 40	1 SFR CUST - 100% - 2014										Heated Area: 4176										HX Base Yr 2014						
Roof Structur	08	IRREGULAR 100																											
Roof Cover	11	SLATE 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 70																											
Interior Floor	14	CARPET 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	3.	3. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											