

DOSS FAMILY TRUST/DOSS STEPHEN E TRUSTEE
86122 MORICHES DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0172-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		16		WD FR STUC 100		0900		01		3,292		110.0274		145.24		478,130		2001		2001		0		0		11.50		88.50	
Exterior Wall		08		IRREGULAR 100		1		SNGL FAM - 100% - 2006																							
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		14		CARPET 70																											
Interior Floo		11		CLAY TILE 30																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				4 100																											
Bathrooms				3 100																											
Frame		02		WOOD FRAME 100																											
Stories		2.		2. 100																											
Units		00		0 100																											
Occupancy		00		NONE 100																											
Quality		04		Quality Level 04																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA				04																							
NEIGHBORHOOD/LOC		4043.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		2,457		100		2001		2,457		315,817																					
FGR		528		55		2001		290		37,276																					
FOP		50		30		2001		15		1,928																					
FOP		240		30		2001		72		9,254																					
FUS		444		100		2001		444		57,071																					
PTO		270		5		2010		14		1,799																					
TOTALS		3,989						3,292		423,145																					
EXTRA FEATURES																															
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		0 100		0 0		1,188.00		SF		4.00		4.00		100		2001		2001		3		79		3,754			
2		0825		BRICK		0 100		0 0		132.00		SF		12.50		12.50		100		2008		2008		3		97		1,601			
3		0855		CONC PAVER		0 100		0 0		517.00		SF		10.00		10.00		100		2019		2019		3		97		5,015			
4		1122		CB 6"		0 100		0 0		78.00		SF		5.85		5.85		100		2019		2019		3		97		443			