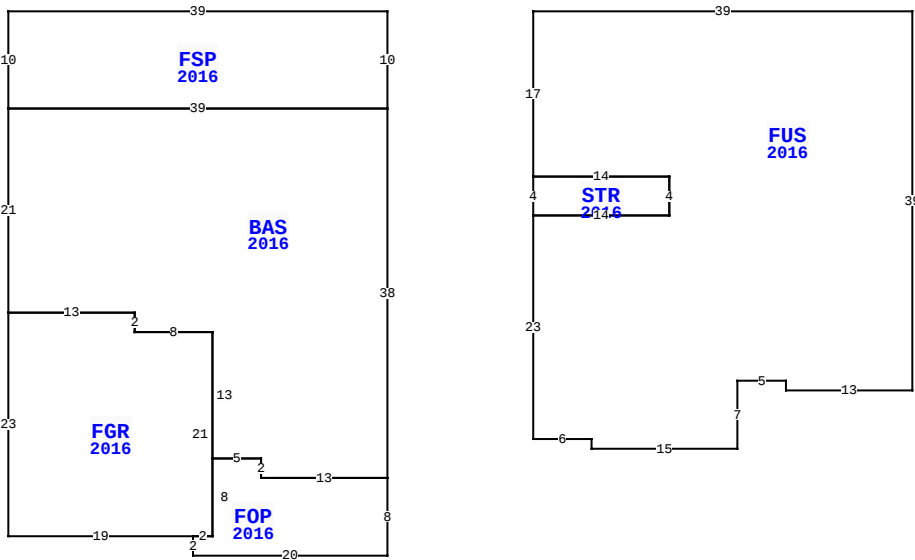


LLORENS-ALICEA DAVID/RODRIGUEZ-VEGA LIZ MARIE
85034 APOKA CT
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0046-0000



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 16 WD FR STUC 90										0900 01 3,177 108.7440 143.54 456,027 2016 2016 0 0 4.00 96.00										VALUATION BY STANDARD									
Exterior Wall 14 WD SHINGLE 10										1 SNGL FAM - 0% - 2025 Heated Area: 2711 HX Base Yr										Tax Group: 4 Tax Dist: 437,786									
Roof Structur 08 IRREGULAR 100																				BUILDING MARKET VALUE 4,705									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 75,000									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 517,491									
Interior Floo 11 CLAY TILE 70																				TOTAL MARKET VALUE 517,491									
Interior Floo 14 CARPET 30																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 517,491									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 4 100																				BASE TAXABLE VALUE 517,491									
Bathrooms 2.5 100																				TOTAL JUST VALUE 517,491									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 494,129																			
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4077.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,131 100 2016 1,131 155,850																													
FGR 467 55 2016 257 35,414																													
FOP 158 30 2016 47 6,476																													
FSP 390 40 2016 156 21,496																													
FUS 1,580 100 2016 1,580 217,721																													
STR 56 10 2016 6 827																													
TOTALS 3,782 3,177 437,786										85034 APOKA CT, FERNANDINA BEACH																			
EXTRA FEATURES										BLD 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										XF DATE																			
1 0810 CONCRETE A 0 0 0 0 762.00 SF 6.50 6.50 100 2016 2016 3 95 4,705										INC DATE																			
										LGL DATE																			
										LAND DATE																			
										AG DATE																			
										06/13/2023 MLU																			
LAND DESCRIPTION										TOTAL OB/XF 4,705																			
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 0 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 75,000.00 75,000.00 75,000																													
REVIEW DATE 01/06/2023 BY NWA										Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																			