

THERRIEN JEFFERY LOGAN & LINH
85632 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0076-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1																				
Exterior Wall	31	HARDIE BRD 100	0900		01	3,402	105.7080	139.53	474,681	2008	2008	0	0	0	7.50	92.50	VALUATION BY		STANDARD															
Roof Structur	08	IRREGULAR 100	1		1 SNGL FAM - 100% - 2024										Heated Area: 3067										HX Base Yr									
Roof Cover	03	COMP SHNGL 100	4.2		8		4.2		24		5		9		4.2		FOP 2009		27		24													
Interior Wall	05	DRYWALL 100	8		20		4.2		4.2		13		13		37		FUS 2009		21		24													
Interior Floo	14	CARPET 70	49		11		3		16		5		8		21		FGR 2009		22		21													
Interior Floo	11	CLAY TILE 30	2		2.100		0.100		2.100		2.100		2.100		2.100		2.100		2.100		2.100													
Air Condition	03	CENTRAL 100	00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100													
Heating Type	04	AIR DUCTED 100	02		WOOD FRAME 100		02		WOOD FRAME 100		02		WOOD FRAME 100		02		WOOD FRAME 100		02		WOOD FRAME 100													
Bedrooms		5 100			3.5 100				5 100				3.5 100				5 100				3.5 100													
Bathrooms		3.5 100			5 100				3.5 100				5 100				3.5 100				5 100													
Frame	02	WOOD FRAME 100			2.100		0.100		2.100		0.100		2.100		0.100		2.100		0.100		2.100													
Stories	2.	2.100			0.100				2.100		0.100		2.100		0.100		2.100		0.100		2.100													
Units		0.100			NONE 100				0.100				NONE 100				0.100				NONE 100													
Occupancy	00	NONE 100			0.100				NONE 100				0.100				NONE 100				0.100													
Quality			03	Quality Level 03				03		Quality Level 03				03		Quality Level 03				03		Quality Level 03												
DOR CODE			0100	SINGLE FAMILY				0100		SINGLE FAMILY				0100		SINGLE FAMILY				0100		SINGLE FAMILY												
MAP NUM			MKT AREA		04				04				04				04				04													
NEIGHBORHOOD/LOC			4077.00				4077.00				4077.00				4077.00				4077.00				4077.00											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,862	100	2009	1,862	240,320																													
FGR	462	55	2009	254	32,783																													
FOP	84	30	2009	25	3,226																													
FOP	185	30	2009	56	7,228																													
FUS	1,205	100	2009	1,205	155,524																													
TOTALS			3,798		3,402	439,080																												
EXTRA FEATURES			85632 BERRYESSA WAY, FERNANDINA BEACH																															
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	0500	FP-PRE FAB	0100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185																			
2	0855	CONC PAVER	0100	0	0	789.00	SF	10.00	10.00	100	2008	2008	3	88	6,943																			
3	0855	CONC PAVER	0100	0	0	350.00	SF	10.00	10.00	100	2014	2014	3	94	3,290																			
4	0462	ST/AL FNC	0100	180	4	720.00	SF	10.00	10.00	100	2025	2021		93	6,696																			
5	0463	FENCE GATE	0100	0	0	1.00	UT	300.00	300.00	100	2025	2021		96	288																			
6	0912	SCRN RM G	0100	0	0	1,215.00	SF	20.00	20.00	100	2025	2024		100	24,300																			
7	0861	POOL GUNIT	0100	0	0	443.00	SF	85.00																										