

ROSIA ROBERT & NANCY
85570 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0080-0000

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		31	HARDIE BRD 100		0900	01	3,426	109.5720	144.64	495,537	2016	2016		0	0	3.50	96.50	VALUATION BY		STANDARD												
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2017													Heated Area: 2836														
Roof Cover		03	COMP SHNGL 100															HX Base Yr														
Interior Wall		05	DRYWALL 100																													
Interior Floo		11	CLAY TILE 70																													
Interior Floo		14	CARPET 30																													
Air Condition		03	CENTRAL 100																													
Heating Type		04	AIR DUCTED 100																													
Bedrooms			4 100																													
Bathrooms			3 100																													
Frame		02	WOOD FRAME 100																													
Stories		1.	1. 100																													
Units		0	0 100																													
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	2,836	100	2017	2,836	395,842																											
FGR	706	55	2017	388	54,156																											
FOP	294	30	2017	88	12,283																											
FSP	266	40	2017	106	14,795																											
FST	15	55	2024	8	1,117																											
TOTALS		4,117			3,426	478,193																										
EXTRA FEATURES						85570 BERRYESSA WAY, FERNANDINA BEACH										BLD DATE				LGL DATE		06/13/2023		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	0855	CONC PAVER	0	100	0	0	1,040.00	SF	10.00	10.00	100	2016	2016	3	95	9,880																
2	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00	10.00	100	2016	2016	3	78	6,365																