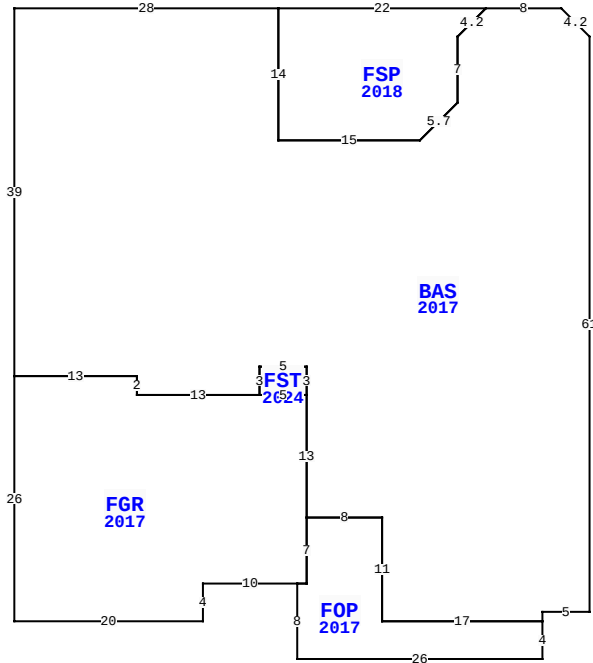


FRONEMAN NICHOLAS J & NELMARIE
85350 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0112-0000

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	3,391	103.8680	137.11	464,940	2017	2017	0	0	0	3.00	97.00	VALUATION BY		STANDARD												
Roof Structur		08	IRREGULAR 100			1 SNGL FAM - 100% - 2025														Heated Area: 2820													
Roof Cover		03	COMP SHNGL 100																	HX Base Yr 2025													
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			2.5 100																														
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	2,820	100	2017	2,820	375,051																												
FGR	726	55	2017	399	53,066																												
FOP	196	30	2017	59	7,846																												
FSP	263	40	2018	105	13,965																												
FST	15	55	2024	8	1,064																												
TOTALS		4,020		3,391	450,992																												
EXTRA FEATURES					85350 CHERRY CREEK DR, 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	0855	CONC PAVER	0 100	0	0	1,089.00	SF	10.00	10.00	100	2017	2017	3	96	10,454																		
2	0861	POOL GUNIT	0 100	0	0	324.00	SF	85.00	85.00	100	2021	2021	3	93	25,612																		
3	0855	CONC PAVER	0 100	0	0	716.00	SF	10.00	10.00	100	2021	2021	3	99	7,088																		
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800																		
5	0462	ST/AL FNC	0 100	0	0	912.00	SF	10.00	10.00	100	2022	2022	3	95	8,664																		
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588																		