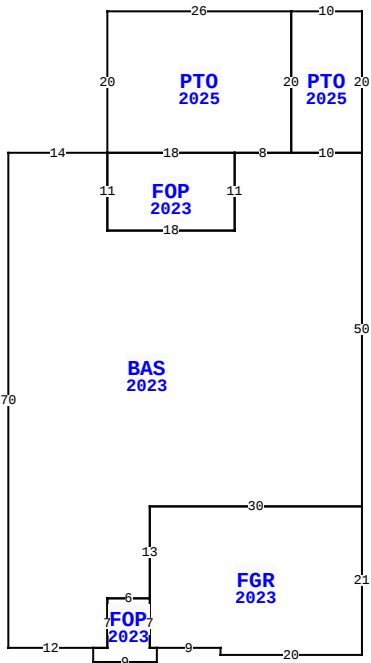


RODRIGUEZ HECTOR JR & STEPHANEY
85669 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

13-2N-27-0724-0117-0000



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		0100	01	3,114	114.0846	114.08	355,245	2023	2023		0	0	0.00	100.00	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024										Heated Area: 2660					HX Base Yr 2024					Tax Group: 4					Tax Dist:				
Roof Cover		05	COMP SHNGL 100												BUILDING MARKET VALUE					355,245														
Interior Wall		03	DRYWALL 100												TOTAL MARKET OB/XF VALUE					25,846														
Interior Floor		11	CLAY TILE 70												TOTAL LAND VALUE - MARKET					75,000														
Interior Floor		14	CARPET 30												TOTAL MARKET VALUE					456,091														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					5,161														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					450,930														
Bedrooms			4 100												TOTAL EXEMPTION VALUE					HX HB 50,722														
Bathrooms			3 100												BASE TAXABLE VALUE					400,208														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					456,091														
Stories			1. 1. 100												NCON VALUE					12,225														
Units			1 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					426,341																								
Quality		04	Quality Level 04																															
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	2,660	100	2023	2,660	303,453																													
FGR	620	55	2023	341	38,901																													
FOP	60	30	2023	18	2,053																													
FOP	198	30	2023	59	6,731																													
PTO	200	5	2025	10	1,141																													
PTO	520	5	2025	26	2,966																													
TOTALS		4,258			3,114	355,245																												
EXTRA FEATURES					85669 STONEHURST PKWY, 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	844.00	SF	10.00	10.00	100	2024	2023		100	8,440																			
2	0462	ST/AL FNC	0 100	0	0	624.00	SF	10.00	10.00	100	2024	2023		98	6,115																			
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2024	2023		99	891																			
4	0912	SCRN RM G	0 100	26	20	520.00	SF	20.00	20.00	100	2025	2024		100	10,400																			
LAND DESCRIPTION										TOTAL OB/XF										25,846														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																	