

MAYRHOFFER HAALA FAMILY TRUST/MAYRHOFFER GERHARD LEO
410 LONGWOOD LN
ALPHARETTA, GA 30004

26-2N-28-0556-0208-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1			
CONSTRUCTION						VALUATION SUMMARY																							
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	31	HARDIE BRD 100		0900	01	2,856	106.9720	141.20	403,267	2019	2019	0	0	0	2.00	98.00	VALUATION BY												
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 0% - 2023												Heated Area: 2472													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 60																											
Interior Floor	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
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		4041.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,472	100	2019	2,472	342,065																								
FGR	555	55	2019	305	42,205																								
FOP	64	30	2019	19	2,629																								
FOP	200	30	2019	60	8,303																								
TOTALS		3,291			2,856	395,202																							
EXTRA FEATURES						32340 FERN PARKE 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	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	100	2019	2019	3	97	227														
2	0810	CONCRETE A	0	0	0	0	464.00	SF	6.50	100	2019	2019	3	97	2,926														
3	0476	VF 6 SBPL	0	0	0	0	275.00	LF	32.00	100	2020	2020	3	95	8,360														
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	100	2020	2020	3	95	285														
TOTAL OB/XF 11,798																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	85,000.00	85,000.00	85,000												
REVIEW DATE 12/23/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																													