

MURRAY MICHAEL P & SUSAN MARIE
463688 SR 200 STE #1, PMB 548
YULEE, FL 32097

26-2N-28-0559-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD		31		HARDIE BRD 100		0900		01		2,771		112.0320		EFF. BASE RATE		147.88		REPL. COST NEW		409,775		2016		2016		ECON		0		FNCT		0		0		3.50		96.50									
Exterior Wall		08		IRREGULAR 100		1		SINGL FAM - 100% - 2021																																									
Roof Structur		03		COMP SHNGL 90																																													
Roof Cover		13		STAND SEAM 10																																													
Interior Wall		05		DRYWALL 100																																													
Interior Floo		11		CLAY TILE 60																																													
Interior Floo		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. 100																																													
Units				0 100																																													
Occupancy		00		NONE 100																																													
Quality		03		Quality Level 03																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		4146.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		2,395		100		2016		2,395		341,777																																							
FGR		462		55		2016		254		36,247																																							
FOP		124		30		2016		37		5,280																																							
FSP		192		40		2018		77		10,988																																							
FST		15		55		2016		8		1,142																																							
TOTALS		3,188						2,771		395,433																																							
EXTRA FEATURES										85192 FLORIDIAN DR, FERNANDINA BEACH										BLD DATE										LGL DATE																			
																				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		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		2016		2016		3		97		3,395																					
2		0855		CONC PAVER		0 100		0 0		568.00		SF		10.00		10.00		100		2016		2016		3		95		5,396																					
3		0855		CONC PAVER		0 100		15 4		60.00		SF		10.00		10.00		100		2016		2016		3		95		570																					
4		0462		ST/AL FNC		0 100		80 0		320.00		SF		10.00		10.00		100		2016		2016		3		78		2,496																					
5		0463		FENCE GATE		0 100		0 0		1.00		UT		300.00		300.00		100		2016		2016		3		89		267																					
LAND DESCRIPTION										TOTAL OB/XF										12,124																													
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		100				PUD		0.00		0.00		1.00		LT				1.00		1.00		1.00		85,000.00		85,000.00		85,000															