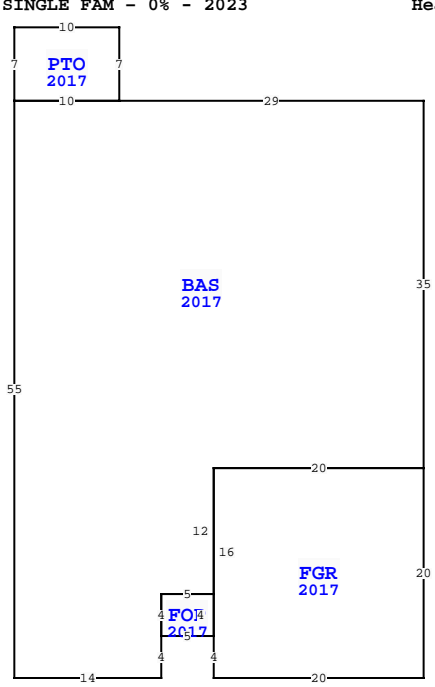




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	10		ABOVE AVG	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	07		CORK/VTILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Occupancy	00		NONE	100	
Quality	03		Quality Level	03	
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	04	
NEIGHBORHOOD/LOC			4144.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2017	1,705	178,285
FGR	400	55	2017	220	23,005
FOP	20	30	2017	6	628
PTO	70	5	2017	4	418
TOTALS	2,195			1,935	202,335

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												1 SINGLE FAM - 0% - 2023	
												Heated Area: 1705	HX Base Yr



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			202,335
TOTAL MARKET OB/XF VALUE			2,935
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			290,270
SOH/AGL Deduction			0
ASSESSED VALUE			290,270
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			290,270
TOTAL JUST VALUE			290,270
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003427	CO ISSUED	0	04/19/2017
B1633433	NEW CONSTR	0	11/22/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/1293	8/03/2022	WD	U	I	37	393,900
GRANTOR: MIZUK BOGDAN &						
GRANTEE: SHV HOMES 1 LLC						
2122/1997	5/30/2017	SW	Q	I	01	186,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MIZUK BOGDAN & OLEN						

EXTRA FEATURES															
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	0811	CONCRETE B	0	0	0	0	5.20	5.20	100	2017	2017	3	96	2,935	

BUILDING NOTES			
95053 CHESWICK OAKS DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2017] W29 PTO=[YR=2017] N7 W10 S7 E10\$ W10 S55 E14 N4 FOP=[YR=2017] E5 FGR=[YR=2017] S4 E20 N20 W20 S16\$ N4 W5 S4\$ N4 E5 N12 E20 N35\$.			

LAND DESCRIPTION														TOTAL OB/XF										
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							