

SAYLES TYLER/
7223 BLUE BEECH DR
RIVERVIEW, FL 33578

29-2N-28-0115-0091-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT		CD		31		HARDIE BRD 100		0100		MDL		01		3,309		106.4532		EFF. BASE RATE		REPL. COST NEW		AYB		2019		EYB		ECON		FNCT		0		0		NORM		2.00		% COND		98.00	
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2021		Heated Area:		2962		HX Base Yr		2021																											
Roof Cover		05		COMP SHNGL 100																																							
Interior Wall		13		LVT/LAMNT 60																																							
Interior Floo		14		CARPET 40																																							
Air Condition		03		CENTRAL 100																																							
Heating Type		04		AIR DUCTED 100																																							
Bedrooms				5 100																																							
Bathrooms				3.5 100																																							
Frame		02		WOOD FRAME 100																																							
Stories		2.		2. 100																																							
Units		00		NONE 100																																							
Occupancy																																											
Quality		04		Quality Level 04																																							
DOR CODE		0100		SINGLE FAMILY																																							
MAP NUM				MKT AREA																																							
NEIGHBORHOOD/LOC				4145.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,511		100		2019		1,511		157,629																																	
FGR		483		55		2019		266		27,750																																	
FOP		60		30		2019		18		1,878																																	
FOP		190		30		2019		57		5,947																																	
FUS		1,451		100		2019		1,451		151,370																																	
STR		60		10		2019		6		626																																	
TOTALS		3,755						3,309		345,198																																	
EXTRA FEATURES										97001 HARBOR CONCOURSE CIR, FERNANDINA BEACH										BLD DATE 03/30/2023 NW LGL DATE 04/23/2025 MLU																							
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 0 100 0 0 639.00 SF 5.20 5.20 100 2019 2019 3 97 3,223																																											
2 0462 ST/AL FNC 0 100 100 0 400.00 SF 10.00 10.00 100 2020 2020 3 90 3,600																																											
3 0463 FENCE GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2020 2020 3 95 570																																											