

NELSON STEVEN W
95153 LOCK ST
FERNANDINA BEACH, FL 32034

29-2N-28-0330-0081-0000

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	3,573	103.9500	103.95		371,413	2024	2024		0	0	0.00	100.00	VALUATION BY					STANDARD																					
Roof Structur		03	GABLE/HIP 100			1 SINGLE FAM - 0% - 2025										Heated Area: 3213										HX Base Yr										Tax Group: 4					Tax Dist:					
Roof Cover		03	COMP SHNGL 100																																	BUILDING MARKET VALUE					371,413					
Interior Wall		05	DRYWALL 100																																	TOTAL MARKET OB/XF VALUE					4,433					
Interior Floo		13	LVT/LAMNT 50																																	TOTAL LAND VALUE - MARKET					85,000					
Interior Floo		14	CARPET 50																																	TOTAL MARKET VALUE					460,846					
Air Condition		03	CENTRAL 100																																	SOH/AGL Deduction					0					
Heating Type		04	AIR DUCTED 100																																	ASSESSED VALUE					460,846					
Bedrooms			6 100																																	TOTAL EXEMPTION VALUE					0					
Bathrooms			4 100																																	BASE TAXABLE VALUE					460,846					
Frame		02	WOOD FRAME 100																																	TOTAL JUST VALUE					460,846					
Stories			2. 100																																	NCON VALUE					375,846					
Units			0 100																																	INCOME VALUE										
																																				PREVIOUS YEAR MKT VALUE					70,000					
Quality		04	Quality Level 04																																											
DOR CODE		0100	SINGLE FAMILY																																											
MAP NUM			MKT AREA							04																																				
NEIGHBORHOOD/LOC		4095.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	1,817	100	2025	1,817	188,877																																									
FGR	493	55	2025	271	28,170																																									
FOP	128	30	2025	38	3,950																																									
FOP	146	30	2025	44	4,574																																									
FUS	1,396	100	2025	1,396	145,114																																									
STR	74	10	2025	7	728																																									
TOTALS		4,054			3,573	371,413																																								
EXTRA FEATURES						95153 LOCK ST, FERNANDINA BEACH										BLD DATE				LGL DATE		04/23/2025		MLU																						
																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	0810	CONCRETE A	0	0	0	682.00	SF	6.50	6.50	100	2025	2024		100	4,433																															