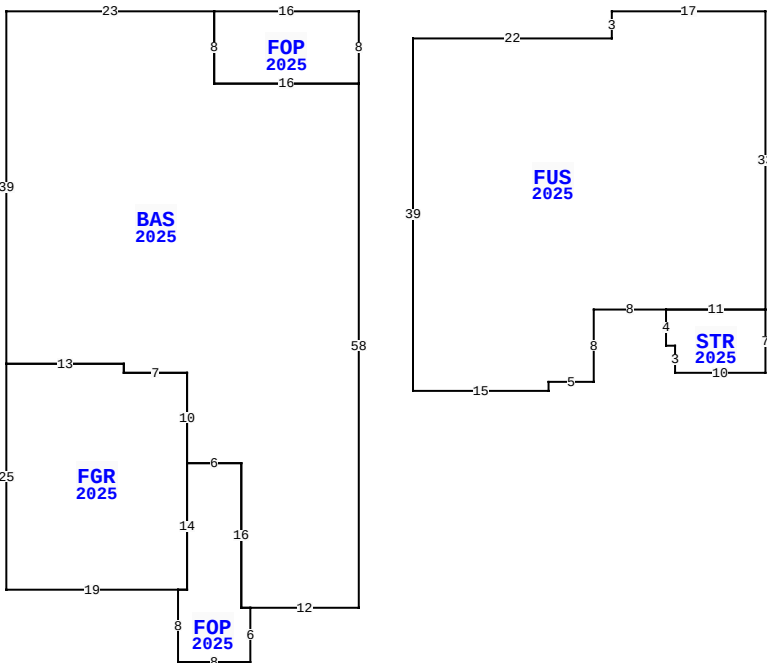


GILLISPIE BRENT A & JENNY HYPES
95018 ROCKY PL
FERNANDINA BEACH, FL 32034

29-2N-28-0330-0104-0000

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	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100			1 SINGLE FAM - 100% - 2025										Heated Area: 3213										HX Base Yr 2025									
Roof Cover		05	COMP SHNGL 100																																
Interior Wall		03	DRYWALL 100																																
Interior Floo		13	LVT/LAMNT 50																																
Interior Floo		14	CARPET 50																																
Air Condition		03	CENTRAL 100																																
Heating Type		04	AIR DUCTED 100																																
Bedrooms			5 100																																
Bathrooms			4 100																																
Frame		02	WOOD FRAME 100																																
Stories		2.	2. 100																																
Units			0 100																																
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						95018 ROCKY PL, 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	100	0	0		776.00	SF	6.50		6.50	100	2025	2024	100	5,044																		
LAND DESCRIPTION						TOTAL OB/XF										5,044																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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																		
REVIEW DATE 10/22/2024 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																			