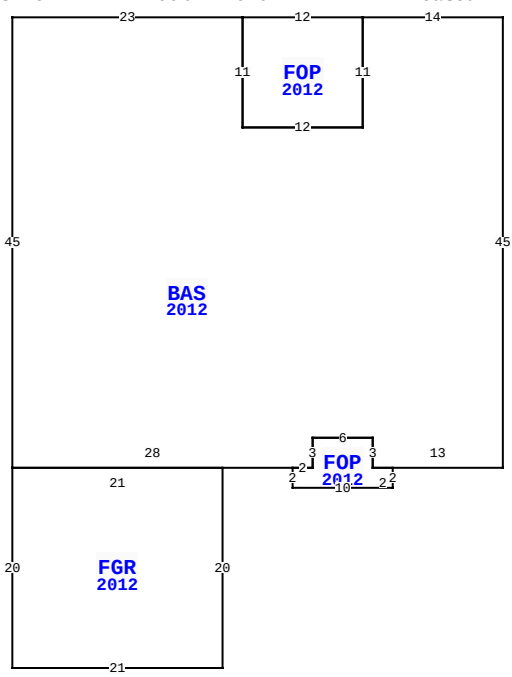


DRONG MICHAEL J & LISA R
95115 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0042-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD															
Exterior Wall		31	HARDIE BRD 70		0100	01	2,337	114.1161	114.12	266,698	2012	2012	0	0	5.65	94.35	Tax Group: 4		Tax Dist:															
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM - 100% - 2020										Heated Area: 2055										HX Base Yr 2020									
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE										251,630									
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										32,023									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										85,000									
Interior Floo		14	CARPET 70												TOTAL MARKET VALUE										368,653									
Interior Floo		11	CLAY TILE 30												SOH/AGL Deduction										111,832									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										256,821									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB		50,722							
Bedrooms			3 100												BASE TAXABLE VALUE										206,099									
Bathrooms			2 100												TOTAL JUST VALUE										368,653									
Frame		02	WOOD FRAME 100												NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										348,879																			
Occupancy		00	NONE 100																															
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4067.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,055	100	2012	2,055	221,267																													
FGR	420	55	2012	231	24,873																													
FOP	38	30	2012	11	1,184																													
FOP	132	30	2012	40	4,307																													
TOTALS		2,645			2,337	251,630																												
EXTRA FEATURES										95115 WINDFLOWER TRL, FERNANDINA BEACH										BLD DATE 03/29/2023 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	720.00	SF	5.20	5.20	100	2012	2012	3	92	3,444																			
2	0476	VF 6 SBPL	0 100	0	0	126.00	LF	32.00	32.00	100	2012	2012	3	81	3,266																			
3	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	50	500																			
4	0861	POOL GUNIT	0 100	0	0	364.00	SF	85.00	85.00	100	2012	2012	3	64	19,802																			
5	0855	CONC PAVER	0 100	0	0	436.00	SF	10.00	10.00	100	2012	2012	3	92	4,011																			
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	50	1,000																			
LAND DESCRIPTION										TOTAL OB/XF 32,023																								
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																	