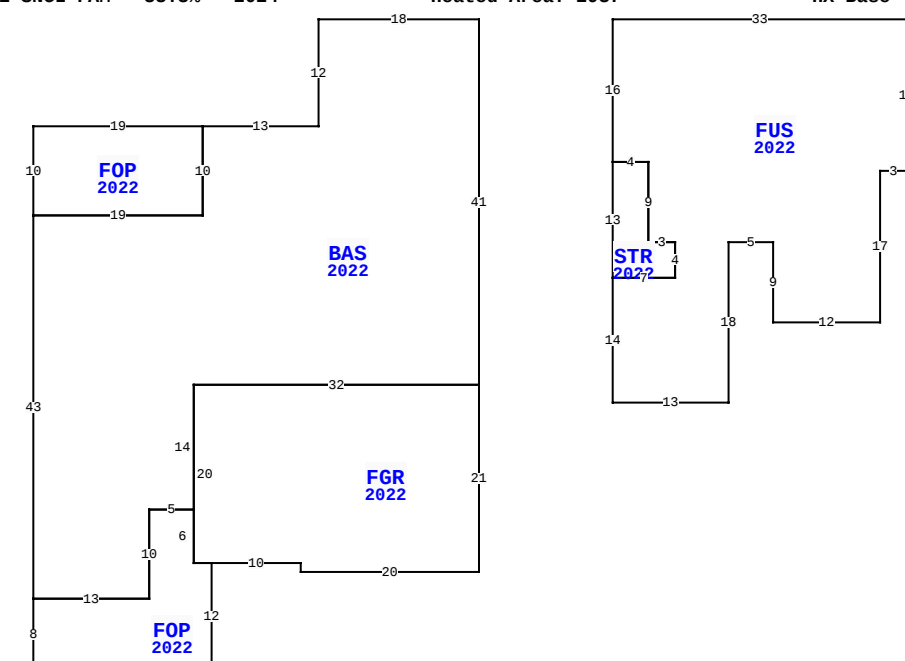


BOATRIGHT RONALD E/JONES WILLIAM M ET AL
93032 COPE COURT
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0006-0000



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		0900	01	3,428	103.8312	137.06	469,842	2022	2022	0	0	0	0.50	99.50	VALUATION BY		STANDARD																		
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 33.3% - 2024														Heated Area: 2937										HX Base Yr 2024									
Roof Cover		03	COMP SHNGL 100																BUILDING MARKET VALUE										467,493									
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE										13,870									
Interior Floo		11	CLAY TILE 60																TOTAL LAND VALUE - MARKET										125,000									
Interior Floo		14	CARPET 40																TOTAL MARKET VALUE										606,363									
Air Condition		03	CENTRAL 100																SOH/AGL Deduction										138,602									
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE										467,761									
Bedrooms			4 100																TOTAL EXEMPTION VALUE										HA HAB 50,722									
Bathrooms			3.5 100																BASE TAXABLE VALUE										417,039									
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE										606,363									
Stories		2.	2. 100																NCON VALUE										0									
Units		0	0 100		INCOME VALUE																																	
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										533,930																							
Quality		02	Quality Level 02																																			
DOR CODE		0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA		04																																	
NEIGHBORHOOD/LOC		4088.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,858	100	2022	1,858	253,384																																	
FGR	660	55	2022	363	49,504																																	
FOP	190	30	2022	57	7,773																																	
FOP	218	30	2022	65	8,864																																	
FUS	1,079	100	2022	1,079	147,149																																	
STR	64	10	2022	6	818																																	
TOTALS		4,069			3,428	467,493																																
EXTRA FEATURES					93032 COPE CT, FERNANDINA BEACH										BLD DATE				LGL DATE		05/06/2025		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	0855	CONC PAVER	63.3	0	0	1,401.00	SF	10.00	10.00	100	2022	2022	3	99	13,870																							