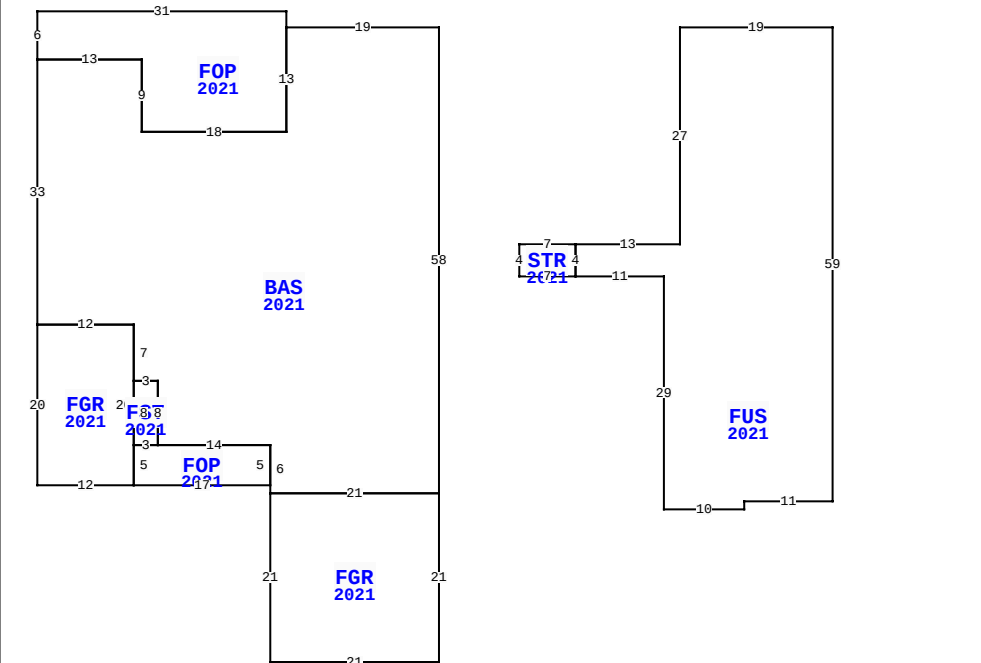


PATTERSON ADAM ROBERT & JANA M
93664 EPSOM CT
FERNANDINA BEACH, FL 32034

39-2N-28-0141-0138-0000

BUILDING CHARACTERISTICS/CONSTRUCTION										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	3,996	97.8975	129.22	516,363	2021	2021	0	0	0	1.00	99.00	VALUATION BY					STANDARD														
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 0% - 0													Heated Area: 3475					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE					511,199														
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					124,577														
Interior Floor		12	HARDWOOD 50															TOTAL LAND VALUE - MARKET					125,000														
Interior Floor		14	CARPET 50															TOTAL MARKET VALUE					760,776														
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					34,780														
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					725,996														
Bedrooms			5 100															TOTAL EXEMPTION VALUE					0														
Bathrooms			4.5 100															BASE TAXABLE VALUE					725,996														
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					760,776														
Stories		2.	2. 100															NCON VALUE					112,895														
Units		0	0 100		INCOME VALUE																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					573,228																											
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	2,236	100	2021	2,236	286,047																																
FGR	240	55	2021	132	16,886																																
FGR	441	55	2021	243	31,086																																
FOP	85	30	2021	26	3,326																																
FOP	348	30	2021	104	13,305																																
FST	24	55	2021	13	1,663																																
FUS	1,239	100	2021	1,239	158,503																																
STR	28	10	2021	3	384																																
TOTALS		4,641			3,996	511,199																															
EXTRA FEATURES					93664 EPSOM 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	0	0	0	0	1,180.00	SF	10.00	10.00	100	2021	2021	3	99	11,682																					
2	0861	POOL GUNIT	0	0	0	0	623.00	SF	85.00	85.00	100	2025	2024		100	52,955																					
3	0857	SANDSTONE/	0	0	0	0	1,128.00	SF	16.00	16.00	100	2025	2024		100	18,048																					
4	0857	SANDSTONE/	0	0	0	0	682.00	SF	16.00	16.00	100	2025	2024		100	10,912																					
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000																					
6	0911	SCRN RM A	0	0	0	0	1,656.00	SF	17.50	17.50	100	2025	2024		100	28,980																					
LAND DESCRIPTION										TOTAL OB/XF										124,577																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000																				