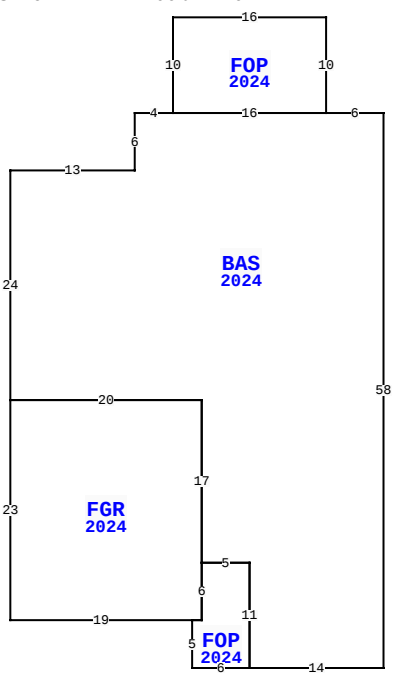


CUARTERO LESLIE ANN
95336 JURA CT
FERNANDINA BEACH, FL 32034

42-2N-28-1142-0051-0000

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		1,888	118.5800	118.58	223,879	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024										Heated Area: 1569					HX Base Yr 2024					Tax Group: 4		Tax Dist:							
Roof Cover		05	COMP SHNGL 100												BUILDING MARKET VALUE										223,879									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										3,593									
Interior Floo		13	LVT/LAMNT 50												TOTAL LAND VALUE - MARKET										85,000									
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE										312,472									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										12,749									
Heating Type		03	FORCED AIR 100												ASSESSED VALUE										299,723									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB		50,722							
Bathrooms			2 100												BASE TAXABLE VALUE										249,001									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										312,472									
Stories		1.	1. 100												NCON VALUE										0									
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										291,276																			
Quality		05	Quality Level 05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4068.200																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,569	100	2024	1,569	186,052																													
FGR	460	55	2024	253	30,001																													
FOP	60	30	2024	18	2,134																													
FOP	160	30	2024	48	5,692																													
TOTALS		2,249			1,888	223,879																												
EXTRA FEATURES					95336 JURA CT, FERNANDINA BEACH										BLD DATE				LGL DATE		04/25/2025		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	0811	CONCRETE B	0 100	0	0	691.00	SF	5.20	5.20	100	2024	2023		100	3,593																			
LAND DESCRIPTION																																		
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	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		01/11/2024		BY	DJ		Total Acres: 0.00		Total Land Value: 85,000		Market: 0		Agricultural: 0		Common: 85,000		PRINTED 07/30/2025 BY SYS																	