

E90' OF LOT 8 & W10' OF LOT 9
& E100 FT OF LOT 9 (S-1 & S-2)
IN OR 929/1784 & OR 927/498

HAWKINS RONALD L & CAROL E
95062 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5160-0008-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,296	100	2001	2,296	245,258
FOP	114	30	2001	34	3,632
PTO	360	5	2001	18	1,922
TOTALS	2,770			2,348	250,812

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,348	120.3636	120.36	282,605	2001	2001	0	0	0	11.25	88.75
1 SINGLE FAM - 100% - 2002				Heated Area: 2296				HX Base Yr 2002				
36 12 2 15 6 6 19 19 6 14 20 40 11 55 24 15 15 24 15 24 19 19 6 15 24 15 36 12 2 15 6 6 19 19 6 14 20 40 11 55 24 15 15 24 15 24 19 19 6 15 24 15 BAS 2001 PTO 2001 FOP 2001												