

SHIVER JEFFREY S & ALESIA L
95201 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

44-2N-28-5180-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 2																			
Exterior Wall		10	ABOVE AVG 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY				STANDARD													
Roof Structure		08	IRREGULAR 100		0500	01	4,168	98.5600	155.72	649,041	2019	2019	0	0	0	2.00	98.00	Tax Group: 4				Tax Dist:												
Roof Cover		03	COMP SHNGL 100		3 SFR CUST - 100% - 2018										Heated Area: 3249										HX Base Yr 2018									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										677,967									
Interior Floor		13	LVT/LAMNT 100												TOTAL MARKET OB/XF VALUE										97,080									
Air Condition		03	CENTRAL 100												TOTAL LAND VALUE - MARKET										800,000									
Heating Type		04	AIR DUCTED 100												TOTAL MARKET VALUE										1,575,047									
Bedrooms		04	4 100												SOH/AGL Deduction										679,612									
Bathrooms		02	3.5 100												ASSESSED VALUE										895,435									
Frame		02	WOOD FRAME 100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Stories		1.	1. 100												BASE TAXABLE VALUE										844,713									
Units		00	0 100												TOTAL JUST VALUE										1,575,047									
Occupancy		00	NONE 100												NCON VALUE										74,516									
					INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										1,421,436																			
Quality		03	Quality Level 03																															
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	3,249	100	2019	3,249	495,815																													
FGR	708	55	2019	389	59,364																													
FOP	215	30	2019	64	9,767																													
FSP	548	40	2019	219	33,421																													
FSP	144	40	2025	58	8,851																													
FST	73	55	2019	40	6,104																													
STR	35	10	2025	4	611																													
UOP	724	20	2025	145	22,127																													
TOTALS	5,696			4,168	636,060																													
EXTRA FEATURES					95201 NASSAU RIVER RD, FERNANDINA BEACH																													
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	0300	BOAT DCK W	0	100	0	0	525.00	SF	40.00	40.00	100	1999	1999	3	26	5,460																		
2	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	1999	1999	3	20	460																		
3	0317	CK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	400																		
4	0350	CARPORT WD	0	100	12	10	120.00	SF	13.00	13.00	100	1999	1999	3	20	312																		
5	0920	CWALL-WD/M	0	100	0	0	58.00	LF	390.00	390.00	100	1990	1990	3	20	4,524																		
6	0920	CWALL-WD/M	0	100	0	0	71.00	LF	390.00	390.00	100	1990	1990	3	20	5,538																		
7	0303	FLT DOCK W	0	100	12	16	192.00	SF	26.00	26.00	100	2000	2000	3	27	1,348																		
8	0810	CONCRETE A	0	100	39	4	156.00	SF	6.50	6.50	100	2019	2019	3	97	984																		
9	0812	CONCRETE C	0	100	0	0	6,050.00	SF	4.00	4.00	100	2019	2019	3	97	23,474																		
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430																		
LAND DESCRIPTION										TOTAL OB/XF										45,930														
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	000132	C	RES RIVER	100			RSF	1100.00	410.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000																

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