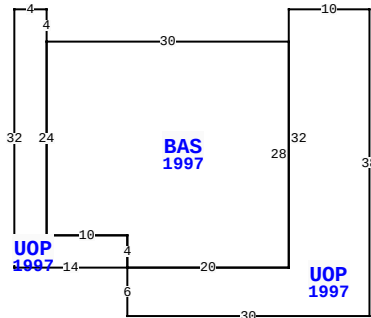
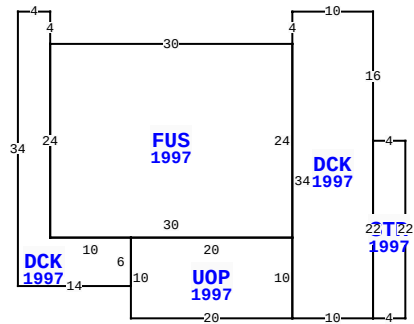


YAKUNOVICH TRESSIE J
940389 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

45-2N-28-0000-0010-0020

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		06	BD/BATTEN 100							0100	01	1,761	126.5000	126.50	222,766	1997	1997		0	0	20.25	79.75	VALUATION BY		STANDARD								
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 1986										Heated Area: 1520 HX Base Yr 1986													
Roof Cover		12	MODULAR MT 100																														
Interior Wall		05	DRYWALL 50																														
Interior Wall		06	CUST PANEL 50																														
Interior Floor		11	CLAY TILE 50																														
Interior Floor		14	CARPET 50																														
Air Condition		03	CENTRAL 100																														
Heating Type		04	AIR DUCTED 100																														
Bedrooms			3 100																														
Bathrooms			1 100																														
Frame		02	WOOD FRAME 100																														
Stories		2.	2. 100																														
Units			0 100																														
BUD8 Adjustme		04	DIST 01 100																														
Occupancy		00	NONE 100																														
Quality		06	Quality Level 06																														
DOR CODE		0100	SINGLE FAMILY																														
MAP NUM			MKT AREA				04																										
NEIGHBORHOOD/LOC		4005.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	800	100	1997	800	80,707																												
DCK	196	10	1997	20	2,018																												
DCK	380	10	1997	38	3,834																												
FUS	720	100	1997	720	72,636																												
STR	88	10	1997	9	908																												
UOP	168	20	1997	34	3,430																												
UOP	200	20	1997	40	4,035																												
UOP	500	20	1997	100	10,088																												
TOTALS		3,052			1,761	177,656																											
EXTRA FEATURES						940389 OLD NASSAUVILLE RD, FERNANDINA BEACH										BLD DATE								LGL DATE				05/09/2025				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	0510	GARAGE WD-	0 100	39	40	1,560.00	SF	35.00	35.00	100	1985	1985	3	20	10,920																		
2	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000																		
3	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000																		
4	0810	CONCRETE A	0 100	10	16	160.00	SF	6.50	6.50	100	1994	1994	3	66	686																		
5	0350	CARPORT WD	0 100	24	20	480.00	SF	13.00	13.00	100	2007	2007	3	27	1,685																		
LAND DESCRIPTION						TOTAL OB/XF										25,291																	
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	0004	OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	100,000.00	100,000.00	119,000																
2	000100	C	RES	100		OR	0.00	0.00	2.06	AC		1.00	1.00	1.00	100,000.00	100,000.00	206,000																