

PERRY JOHN E SR
94091 WINTERBERRY AVE
FERNANDINA BEACH, FL 32034

45-2N-28-525B-0041-0000

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		16	WD FR STUC 100		0820	02	1,587	131.1200	104.90	166,476	1979	1979	0	0	0	70.00	30.00	VALUATION BY		STANDARD																							
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 1980													Heated Area: 1288													HX Base Yr 1980												
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE													49,943												
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE													1,233												
Interior Floo		14	CARPET 80															TOTAL LAND VALUE - MARKET													80,000												
Interior Floo		08	SHT VINYL 20															TOTAL MARKET VALUE													131,176												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													94,709												
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE													36,467																									
Bedrooms			3 100		TOTAL EXEMPTION VALUE													HX		HB		WR		30,000																			
Bathrooms			2 100		BASE TAXABLE VALUE													6,467																									
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE													131,176																									
Stories		1.	1. 100		NCON VALUE													0																									
Units			0 100		INCOME VALUE																																						
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE													120,013																									
Quality		04	Quality Level 04																																								
DOR CODE		0200	MOBILE HOME																																								
MAP NUM			MKT AREA															04																									
NEIGHBORHOOD/LOC		4003.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,288	100	1993	1,288	40,533																																						
FSP	312	60	1993	187	5,885																																						
UEP	160	70	2021	112	3,525																																						
TOTALS		1,760			1,587	49,943																																					
EXTRA FEATURES					94091 WINTERBERRY AVE, FERNANDINA BEACH													BLD DATE				LGL DATE		05/08/2025		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	0810	CONCRETE A	0	100	0	0		431.00	SF	6.50		6.50	100	1985	1985	3	44	1,233																									
LAND DESCRIPTION										TOTAL OB/XF										1,233																							
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																									
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