

JOHNSON CHRISTINE CALOGERO
96217 PARK PL
FERNANDINA BEACH, FL 32034

46-3N-28-5065-0018-0000

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		0500	11	2,523	152.0640	240.26	606,176	2023	2023	0	0	0	0.00	100.00	VALUATION BY		STANDARD									
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2024													Heated Area: 2171											
Roof Cover		13	STAND SEAM 100															HX Base Yr 2024											
Interior Wall		05	DRYWALL 100																										
Interior Floo		13	LVT/LAMNT 100																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			4 100																										
Bathrooms			2 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA															04											
NEIGHBORHOOD/LOC		4024.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,171	100	2023	2,171	521,604																								
FGR	490	55	2023	270	64,870																								
FOP	102	30	2023	31	7,448																								
FOP	170	30	2023	51	12,253																								
TOTALS		2,933		2,523	606,176																								
EXTRA FEATURES					96217 PARK PL, FERNANDINA BEACH										BLD DATE				LGL DATE		05/08/2025		MLU						
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	0855	CONC PAVER	0 100	0	0	1,336.00	SF	10.00	10.00	100	2023	2023		100	13,360														
2	0855	CONC PAVER	0 100	0	0	135.00	SF	10.00	10.00	100	2023	2023		100	1,350														
LAND DESCRIPTION										TOTAL OB/XF										14,710									
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500												