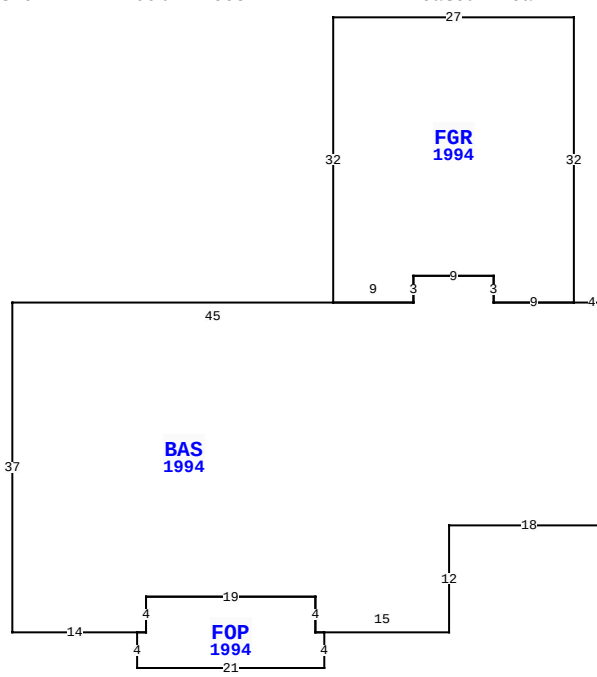


KINGERY CATHI D & PERRY L
96181 NORTH SHORE DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-5340-0022-0000



BUILDING CHARACTERISTICS CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	20	FACE BRICK 90								0900	01	2,722	110.5920	145.98	397,358	1994	1994	0	0	0	21.73	78.27	STANDARD																
Exterior Wall	05	AVERAGE 10								1 SNGL FAM - 100% - 1995										Heated Area: 2214										HX Base Yr 1995									
RooF Structur	03	GABLE/HIP 100																																					
RooF Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	11	CLAY TILE 50																																					
Interior Floo	14	CARPET 50																																					
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		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA								04																												
NEIGHBORHOOD/LOC		4021.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,214	100	1994	2,214	252,969																																		
FGR	837	55	1994	460	52,559																																		
FOP	160	30	1994	48	5,484																																		
TOTALS		3,211		2,722	311,012																																		
EXTRA FEATURES										96181 NORTH SHORE DR, FERNANDINA BEACH										BLD DATE		LGL DATE		05/06/2025		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	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	200																								
2	0861	POOL GUNIT	0 100	18	34	612.00	SF	85.00	85.00	100	1994	1994	3	20	10,404																								
3	0845	KOOL DECK	0 100	0	0	1,348.00	SF	7.25	7.25	100	1994	1994	3	66	6,450																								
4	0812	CONCRETE C	0 100	0	0	2,824.00	SF	4.00	4.00	100	1994	1994	3	66	7,455																								
5	0510	GARAGE WD-	0 100	20	12	240.00	SF	35.00	35.00	100	2001	2001	3	28	2,352																								
6	0476	VF 6 SBPL	0 100	0	0	25.00	LF	32.00	32.00	100	2012	2012	3	81	648																								
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243																								
</																																							