

HANCOCK HOWARD T & BARBARA J
96258 BAY VIEW DR
FERNANDINA BEACH, FL 32034

46-3N-28-5483-0024-0000



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	01	3,854	105.2730	166.33	641,036	2006	2009	0	0	0	7.00	93.00	VALUATION BY																														
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2022												Heated Area: 3245												HX Base Yr 2022										STANDARD									
Roof Cover		03	COMP SHNGL 100																										596,163																			
Interior Wall		05	DRYWALL 100																										25,302																			
Interior Floo		13	LVT/LAMNT 70																										142,500																			
Interior Floo		14	CARPET 30																										763,965																			
Air Condition		03	CENTRAL 100																										162,068																			
Heating Type		04	AIR DUCTED 100																										601,897																			
Bedrooms			4 100																										50,722																			
Bathrooms			3.5 100																										551,175																			
Frame		02	WOOD FRAME 100																										763,965																			
Stories		1.5	1.5 100																										NCON VALUE																			
Units		00	0 100																										INCOME VALUE																			
Occupancy		00	NONE 100																										PREVIOUS YEAR MKT VALUE																			
																													734,885																			
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	1,858	100	2006	1,858	287,408																																											
BAS	526	100	2011	526	81,366																																											
FGR	840	55	2006	462	71,465																																											
FOP	130	30	2006	39	6,033																																											
FOP	36	30	2011	11	1,702																																											
FSP	242	40	2016	97	15,005																																											
FUS	861	100	2006	861	133,185																																											
TOTALS		4,493			3,854	596,163																																										
EXTRA FEATURES					96258 BAY VIEW DR, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115																																
2	0855	CONC PAVER	0	100	0	0	2,171.00	SF	7.00	7.00	100	2006	2006	3	86	13,069																																
3	1126	CB/STC 8"	0	100	0	0	78.00	SF	8.00	8.00	100	2006	2006	3	86	537																																
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2013	2013	3	83	747																																
5	0462	ST/AL FNC	0	100	288	0	1,152.00	SF	10.00	10.00	100	2013	2013	3	68	7,834																																
LAND DESCRIPTION										TOTAL OB/XF										25,302																												
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																															