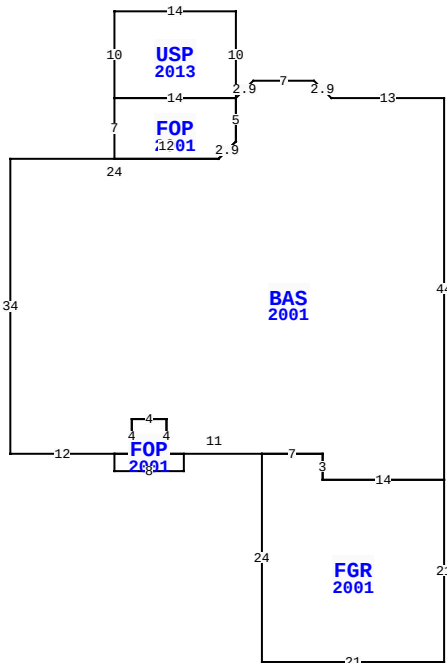


MCCLURE MADISON R/BECKHAM JOSEPH GAGE
97037 MILL POND LN
FERNANDINA BEACH, FL 32034

46-3N-28-576A-0004-0000

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		05	AVERAGE 70							0900	01	2,249	93.4038	123.29	277,279	2001	2001	0	0	11.33	88.67	VALUATION BY		STANDARD															
Exterior Wall		16	WD FR STUC 30							1 SNGL FAM - 100% - 2016										Heated Area: 1914										HX Base Yr 2016									
Roof Structur		03	GABLE/HIP 100																	BUILDING MARKET VALUE										245,863									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE										8,284									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET										125,000									
Interior Floor		14	CARPET 90																	TOTAL MARKET VALUE										379,147									
Interior Floo		08	SHT VINYL 10																	SOH/AGL Deduction										215,281									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE										163,866									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE										HX HB 50,722									
Bedrooms			3 100																	BASE TAXABLE VALUE										113,144									
Bathrooms			2 100																	TOTAL JUST VALUE										379,147									
Frame		02	WOOD FRAME 100																	NCON VALUE										0									
Stories		1.	1. 100							INCOME VALUE																													
Units			0 100							PREVIOUS YEAR MKT VALUE										350,541																			
Occupancy		00	NONE 100																																				
Quality		01	Quality Level 01																																				
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	1,914	100	2001	1,914	209,241																																		
FGR	462	55	2001	254	27,768																																		
FOP	32	30	2001	10	1,093																																		
FOP	96	30	2001	29	3,170																																		
USP	140	30	2013	42	4,591																																		
TOTALS		2,644			2,249	245,863																																	
EXTRA FEATURES										97037 MILL POND LN, FERNANDINA BEACH										BLD DATE		03/03/2023		NW		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	0812	CONCRETE C	0 100	0	0	1,338.00	SF	4.00	4.00	100	2001	2001	3	79	4,228																								
2	0810	CONCRETE A	0 100	0	0	217.00	SF	6.50	6.50	100	2008	2008	3	88	1,241																								
3	0810	CONCRETE A	0 100	0	0	400.00	SF	6.50	6.50	100	2008	2008	3	88	2,288																								
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432																								
5	0851	PATIO STON	0 100	0	0	141.00	SF	0.75	0.75	100	2010	2010	3	90	95																								
TOTAL OB/XF																	8,284																						
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000																						
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																																							