

ST JEAN MICHAEL J & KIM ANN
97078 MILL POND LANE
FERNANDINA BEACH, FL 32034

46-3N-28-576A-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 01 1,808 99.0000 130.68 236,269 1999 1999 0 0 0 12.50 87.50										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2005 Heated Area: 1574 HX Base Yr 2005										BUILDING MARKET VALUE 206,735									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 23,452									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 125,000									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 355,187									
Interior Floo 08 SHT VINYL 10																				SOH/AGL Deduction 186,528									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 168,659									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 117,937									
Bathrooms 2 100																				TOTAL JUST VALUE 355,187									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 334,858									
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 1,574 100 1999 1,574 179,979																													
FGR 399 55 1999 219 25,042																													
FOP 36 30 1999 11 1,257																													
PTO 80 5 1999 4 458																													
TOTALS 2,089 1,808 206,735																													
EXTRA FEATURES										97078 MILL POND LN, 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										BLD DATE 03/03/2023 NW LGL DATE 05/06/2025 MLU																			
1 0810 CONCRETE A 0 100 44 16 704.00 SF 6.50 6.50 100 1999 1999 3 75 3,432																													
2 0810 CONCRETE A 0 100 26 3 78.00 SF 6.50 6.50 100 1999 1999 3 75 380																													
3 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1999 1999 3 81 2,835																													
4 0911 SCRNR RM A 0 100 28 32 896.00 SF 17.50 17.50 100 2003 2003 3 20 3,136																													
5 0861 POOL GUNIT 0 100 0 0 446.00 SF 85.00 85.00 100 2003 2003 3 29 10,994																													
6 0845 KOOL DECK 0 100 0 0 450.00 SF 7.25 7.25 100 2003 2003 3 82 2,675																													
LAND DESCRIPTION										TOTAL OB/XF 23,452																			
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 0003 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									