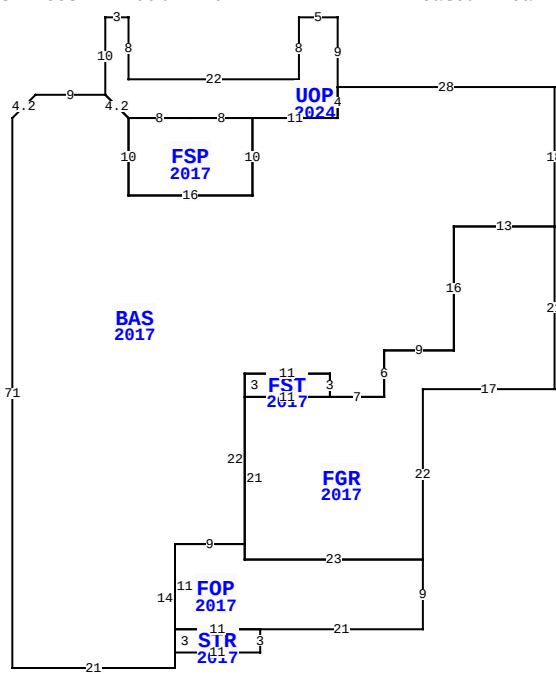


LYNCH DAVID R/PONS LICA ELAINE M
96068 PARK PLACE
FERNANDINA BEACH, FL 32034

46-3N-28-6205-0064-0000

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 90							0500	11	3,703	144.9360	229.00	847,987	2017	2017	0	0	0	0	3.23	96.77	VALUATION BY					STANDARD										
Exterior Wall		20	FACE BRICK 10							1 SFR CUST - 100% - 2022										Heated Area: 3041					HX Base Yr 2022					Tax Group: 4					Tax Dist:				
Roof Structur		08	IRREGULAR 100																						BUILDING MARKET VALUE					820,597									
Roof Cover		03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE					44,866									
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					142,500									
Interior Floo		11	CLAY TILE 100																						TOTAL MARKET VALUE					1,007,963									
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction					261,586									
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE					746,377									
Bedrooms			4 100																						TOTAL EXEMPTION VALUE					HX HB					50,722				
Bathrooms			3 100																						BASE TAXABLE VALUE					695,655									
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE					1,007,963									
Stories		1.	1. 100																						NCON VALUE					0									
Units		0	0 100							INCOME VALUE																													
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE					969,057																								
Quality		04	Quality Level 04																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA				04																																
NEIGHBORHOOD/LOC		4079.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	3,041	100	2017	3,041	673,896																																		
FGR	806	55	2017	443	98,170																																		
FOP	306	30	2017	92	20,388																																		
FSP	160	40	2017	64	14,183																																		
FST	33	55	2017	18	3,989																																		
STR	33	10	2017	3	665																																		
UOP	210	20	2024	42	9,307																																		
TOTALS		4,589			3,703	820,597																																	
EXTRA FEATURES						96068 PARK PL, FERNANDINA BEACH										BLD DATE				LGL DATE		05/08/2025		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	0855	CONC PAVER	0 100	49	3	147.00	SF	10.00	10.00	100	2017	2017	3	96	1,411																								
2	0855	CONC PAVER	0 100	0	0	1,640.00	SF	10.00	10.00	100	2017	2017	3	96	15,744																								
3	0462	ST/AL FNC	0 100	126	0	378.00	SF	10.00	10.00	100	2017	2017	3	81	3,062																								
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540																								
5	0861	POOL GUNIT	1 100	0	0	176.00	SF	85.00	85.00	100	2024	2023		98	14,661																								
6	0912	SCRN RM G	1 100	0	0	387.00	SF	20.00	20.00	100	2024	2023		97	7,508																								
7	0871	POOL HTR R	1 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940																								
LAND DESCRIPTION										TOTAL OB/XF										44,866																			
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																						
																			</																				