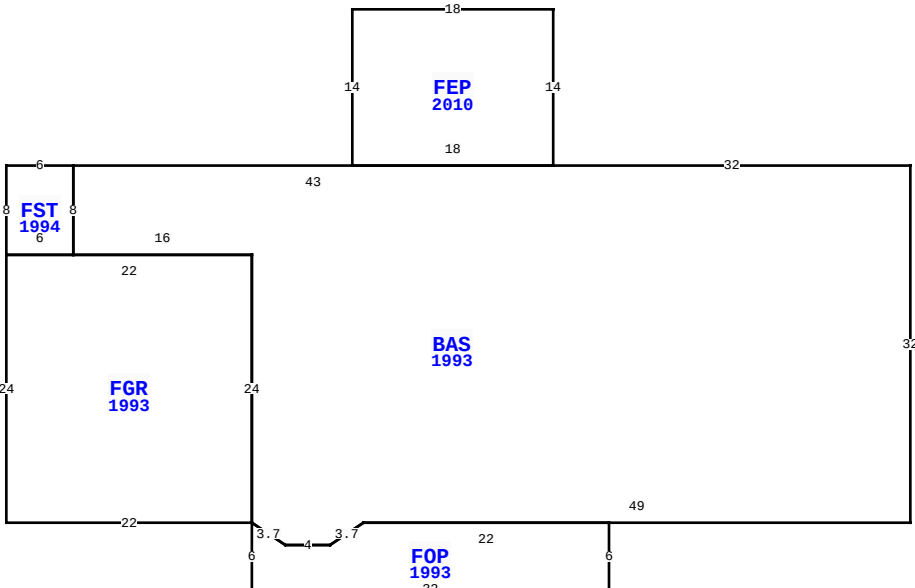


MOERMAN PAUL H JR & SARAH L/LAWS WILLIAM J
887 NISSEN DR
FERNANDINA BEACH, FL 32034

00-00-30-0740-0074-0010



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		16	WD FR STUC 100		0900	01	2,601	112.8000	156.79	407,811	1983	1983	0	0	0	21.00	79.00	VALUATION BY										STANDARD	
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 100% - 2013													Heated Area: 2030 HX Base Yr 2013											
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			3 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
BUD8 Adjustme		05	DIST 1A 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA															02											
NEIGHBORHOOD/LOC		2021.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,030	100	1993	2,030	251,444																								
FEP	252	80	2010	202	25,021																								
FGR	528	55	1993	290	35,921																								
FOP	178	30	1993	53	6,565																								
FST	48	55	1994	26	3,221																								
TOTALS		3,036		2,601	322,171	887 NISSEN DR, FERNANDINA BEACH													BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE		04/22/2026 MLU						
EXTRA FEATURES																													
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														
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715															
6	0940	SHEDS/PORT	0 100	12 16	192.00	SF	18.30	18.30	100	1995	1995	3	20	703															
LAND DESCRIPTION					TOTAL OB/XF 2,418																								
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	2254.00	153.00	1.00	LT		1.00	1.00	1.20	150,000.00	180,000.00	180,000												