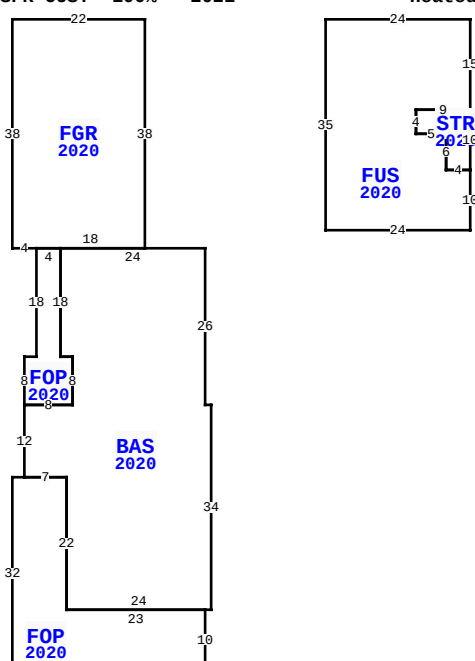


SMITH KELLI KAEMMER
1795 AZALEA ST
FERNANDINA BEACH, FL 32034

00-00-31-127P-0001-0080

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		10	ABOVE AVG 100		0500	01	2,950	116.7480	193.80	571,710	2020	2020		0	0	2.00	98.00	VALUATION BY		STANDARD																		
Roof Structur		03	GABLE/HIP 100		1 SFR CUST 100% - 2021													Heated Area: 2288 HX Base Yr 2021																				
Roof Cover		03	COMP SHNGL 100															Tax Group: 2 Tax Dist:																				
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE													560,276							
Interior Floo		08	SHT VINYL 50															TOTAL MARKET OB/XF VALUE													0							
Interior Floo		14	CARPET 50															TOTAL LAND VALUE - MARKET													270,000							
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE													830,276							
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction													376,310							
Bedrooms			3 100															ASSESSED VALUE													453,966							
Bathrooms			2.5 100															TOTAL EXEMPTION VALUE													HX HB WX 56,411							
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE													397,555							
Stories		1.5	1.5 100															TOTAL JUST VALUE													830,276							
Units		00	0 100		NCON VALUE													0																				
Occupancy		00	NONE 100		INCOME VALUE													PREVIOUS YEAR MKT VALUE 849,369																				
Quality		06	Quality Level 06																																			
DOR CODE		0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA															01																				
NEIGHBORHOOD/LOC		1031.100																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,508	100	2020	1,508	286,405																																	
FGR	836	55	2020	460	87,365																																	
FOP	136	30	2020	41	7,787																																	
FOP	518	30	2020	155	29,438																																	
FUS	780	100	2020	780	148,141																																	
STR	60	10	2020	6	1,140																																	
TOTALS		3,838			2,950	560,276																																
EXTRA FEATURES					1795 AZALEA ST, FERNANDINA BEACH										BLD DATE				LGL DATE		05/04/2026		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																						
LAND DESCRIPTION										TOTAL OB/XF										0																		
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		R-2	0.00	0.00	54.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	270,000																					