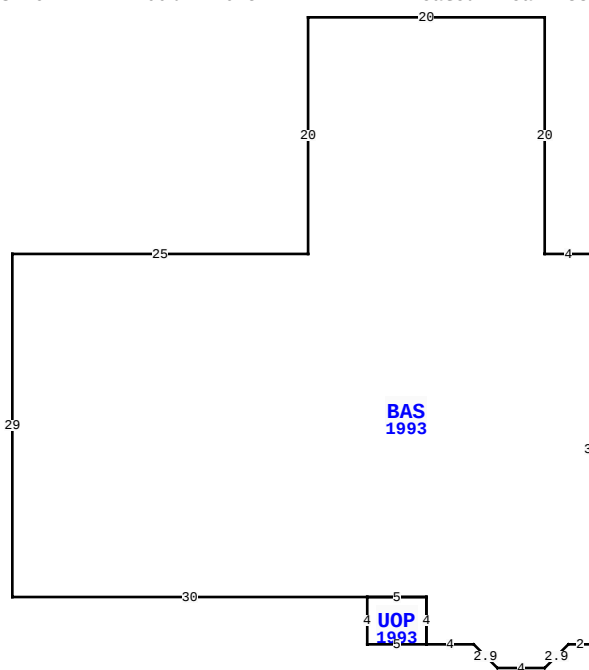


SHAVE THOMAS J IV
1801 PARK WAY
FERNANDINA BEACH, FL 32034

00-00-31-128B-0123-0020

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	FUNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall	19	COMMON BRK 80								0100	01	1,893	126.6699	133.00	251,769	1962	1980		0	0	29.70	70.30	VALUATION BY					STANDARD																
Exterior Wall	05	AVERAGE 20								1 SINGLE FAM 100% - 2025										Heated Area: 1889										HX Base Yr 2025					Tax Group: 2					Tax Dist:				
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										176,994														
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										5,456														
Interior Wall	03	PLASTER 100																		TOTAL LAND VALUE - MARKET										255,000														
Interior Floo	12	HARDWOOD 50																		TOTAL MARKET VALUE										437,450														
Interior Floo	14	CARPET 50																		SOH/AGL Deduction										25,934														
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										411,516														
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 51,411														
Bedrooms		4 100																		BASE TAXABLE VALUE										360,105														
Bathrooms		1.5 100																		TOTAL JUST VALUE										437,450														
Frame	03	MASONRY 100																		NCON VALUE										0														
Stories	1.	1. 100								INCOME VALUE										PREVIOUS YEAR MKT VALUE										400,697														
Units		0 100																																										
BUD8 Adjustme	02	DIST FB 100																																										
Occupancy	00	NONE 100																																										
Quality		04	Quality Level 04																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA				01																																					
NEIGHBORHOOD/LOC		1007.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,889	100	1993	1,889	176,620																																							
UOP	20	20	1993	4	374																																							
TOTALS		1,909			1,893	176,994																																						
EXTRA FEATURES										1801 PARK WAY, FERNANDINA BEACH										BLD DATE				LGL DATE		05/06/2026		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																													
1	0511	GARAGE CB-	0 100	22 31	682.00	SF	40.00	40.00	100	1962	1962	3	20	5,456																														
LAND DESCRIPTION										TOTAL OB/XF										5,456																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	R-1	89.00	150.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000																											