

HURT CLAUDIA ELIZABETH
2725 S OCEAN OAKS DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-1550-0039-0000

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	PAGE 1 of 1											
Exterior Wall		16	WD FR STUC 80		0500	01	2,710	116.5824	193.53	524,466	1998	1998	0	0	0	13.50	86.50												
Exterior Wall		17	CB STUCCO 20		1 SFR CUST 100% - 2020														Heated Area: 2322 HX Base Yr 2020										
Roof Structure		08	IRREGULAR 100																										
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floor		14	CARPET 80																										
Interior Floor		15	HARDTILE 20																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms		4	100																										
Bathrooms		2	100																										
Frame Stories		02	WOOD FRAME 100																										
Units		1.	1. 100																										
Units		0	100																										
Occupancy		00	NONE 100																										
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				01																						
NEIGHBORHOOD/LOC		1080.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,322	100	1998	2,322	388,711																								
FGR	474	55	1998	261	43,692																								
FOP	200	30	1998	60	10,044																								
FSP	168	40	2009	67	11,216																								
TOTALS		3,164			2,710	453,663																							
EXTRA FEATURES					2725 S OCEAN OAKS DR, 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													
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765													
3	0819	CONC 12"	0	100	5	6	30.00	SF	9.50	9.50	100	2000	2000	3	75	214													
4	1242	WD DECK A	0	100	4	11	44.00	SF	10.00	10.00	100	2000	2000	3	20	88													
5	1242	WD DECK A	0	100	3	3	9.00	SF	15.00	15.00	100	1998	1998	3	20	27													
6	1241	WD DECK G	0	100	0	0	230.00	UT	11.50	11.50	100	2000	2000	3	26	688													
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500													
10	0910	SCRN RM L	0	100	14	25	350.00	SF	15.00	15.00	100	2006	2006	3	22	1,155													
LAND DESCRIPTION										TOTAL OB/XF 47,437																			
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	000131	C	RES CREEK	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000												