

LAURENT MARIA SOCORRO
4419 TITLEIST DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-163N-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND					
Exterior Wall		16		WD FR STUC 100		0500		01		3,104		116.2788		193.02		599,134		2002		2002		0		0		11.50		88.50			
Roof Structur		08		IRREGULAR 100		1		SFR CUST		100%		- 2003		Heated Area: 2451						HX		Base Yr		2003							
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floo		14		CARPET 70																											
Interior Floo		11		CLAY TILE 30																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				4 100																											
Bathrooms				3 100																											
Frame		02		WOOD FRAME 100																											
Stories		2.		2. 100																											
Units				0 100																											
Occupancy		00		NONE 100																											
Quality		05		Quality Level 05																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC				1072.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		1,709		100		2002		1,709		291,936																					
FGR		625		55		2002		344		58,763																					
FOP		70		30		2002		21		3,587																					
FOP		298		30		2002		89		15,203																					
FSP		496		40		2006		198		33,823																					
FUS		742		100		2002		742		126,751																					
PTO		20		5		2002		1		171																					
TOTALS		3,960						3,104		530,234																					
EXTRA FEATURES										4419 TITLEIST 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	
3		1076		TRELLIS A		0 100		16 9		144.00		SF 7.50				7.50		100		2003		2003		3		85		918			