

BARRETT KELLY MARGARET/SALAZAR JUAN CARLOS MERA
237 PICNIC AVENUE #22
SAN RAFAEL, CA 94901

13-2N-27-0724-0033-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				
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		31	HARDIE BRD 100		0100		01	2,679	120.7584	126.80	339,697	2022	2022	0	0	0	1.00	99.00	VALUATION BY		STANDARD													
Roof Structur		08	IRREGULAR 100		1 SINGLE FAM 0% - 2025										Heated Area: 2282										HX Base Yr									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										336,300									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										0									
Interior Floo		11	CLAY TILE 60												TOTAL LAND VALUE - MARKET										75,000									
Interior Floo		14	CARPET 40												TOTAL MARKET VALUE										411,300									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										0									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										411,300									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										0									
Bathrooms			3 100												BASE TAXABLE VALUE										411,300									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										411,300									
Stories		1.	1. 100												NCON VALUE										0									
Units		0	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										405,937																			
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA				04																											
NEIGHBORHOOD/LOC		4077.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,282	100	2022	2,282	286,464																													
FGR	587	55	2022	323	40,546																													
FOP	25	30	2022	8	1,004																													
FSP	165	40	2022	66	8,285																													
TOTALS		3,059			2,679	336,300																												
EXTRA FEATURES					85132 POPLAR BREEZE WAY, FERNANDINA BEACH															BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU														
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																	
REVIEW DATE	03/01/2023	BY	DJ	Total Acres: 0.00		Total Land Value: 75,000		Market: 0		Agricultural: 0		Common: 75,000		PRINTED 07/09/2026 BY SYS																				