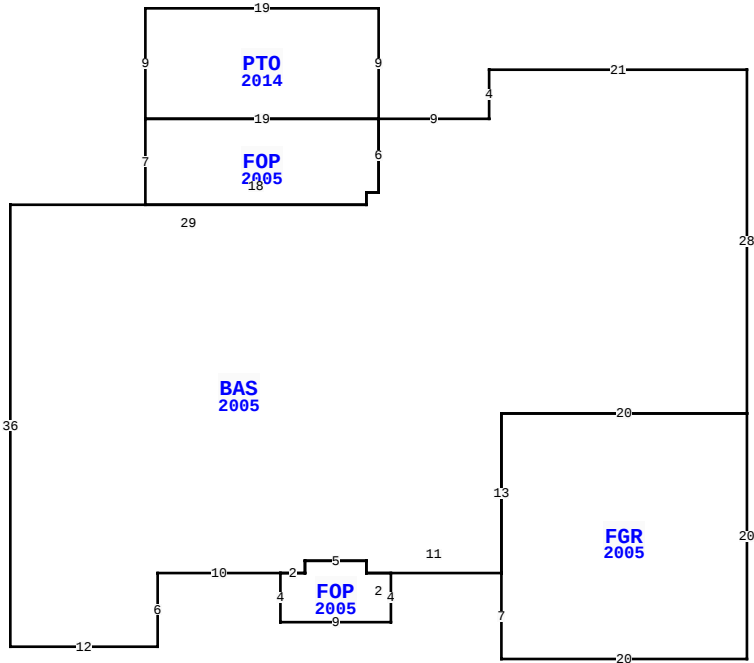


BRASIER RICHARD/ZOOLE MIRIAM
33379 SUNNY PARKE CIRCLE
FERNANDINA BEACH, FL 32034

25-2N-28-0551-0061-0000

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								0900	01	2,183	106.7220	148.34	323,826	2005	2005	0	0	0	10.00	90.00								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM 0% - 0										Heated Area: 1902 HX Base Yr										
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	2	100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units	0	100																												
Occupancy	00	NONE 100																												
Quality		01 Quality Level 01																												
DOR CODE		0100 SINGLE FAMILY																												
MAP NUM						MKT AREA				04																				
NEIGHBORHOOD/LOC		4041.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,902	100	2005	1,902	253,929																									
FGR	400	55	2005	220	29,372																									
FOP	41	30	2005	12	1,602																									
FOP	132	30	2005	40	5,341																									
PTO	171	5	2014	9	1,202																									
TOTALS		2,646				2,183		291,443																						
EXTRA FEATURES										32041 HIBISCUS PARKE CT, 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	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045															
3	0911	SCRN RM A	0	0	9	171.00	SF	18.00	18.00	100	2014	2014	3	55	1,693															
TOTAL OB/XF 4,738																														
LAND DESCRIPTION																														
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000													
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS																														