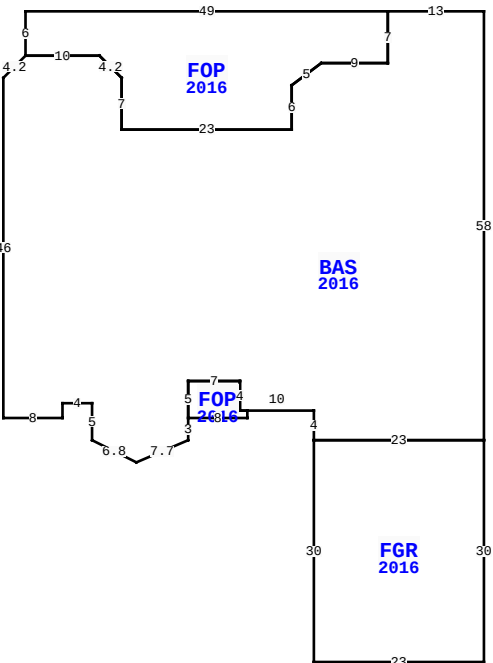


VUCKOVIC CHARLES M & HUI SUN
95465 AMELIA NATIONAL PKWY
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0346-0000

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	VALUATION SUMMARY																
Exterior Wall		16	WD FR STUC 100				0500	01	3,635	100.9755	167.62	609,299	2016	2016		0	0	4.50	95.50	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100				1 SFR CUST 100% - 2017										Heated Area: 3080										Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100														BUILDING MARKET VALUE										581,881									
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE										3,360									
Interior Floo		11	CLAY TILE 70														TOTAL LAND VALUE - MARKET										200,000									
Interior Floo		14	CARPET 30														TOTAL MARKET VALUE										785,241									
Air Condition		03	CENTRAL 100														SOH/AGL Deduction										340,216									
Heating Type		04	AIR DUCTED 100														ASSESSED VALUE										445,025									
Bedrooms			4 100														TOTAL EXEMPTION VALUE										HX HB		51,411							
Bathrooms			3 100														BASE TAXABLE VALUE										393,614									
Frame		02	WOOD FRAME 100														TOTAL JUST VALUE										785,241									
Stories		1.	1. 100														NCON VALUE										0									
Units		00	0 100				INCOME VALUE																													
Occupancy		00	NONE 100				PREVIOUS YEAR MKT VALUE										795,956																			
Quality		02	Quality Level 02																																	
DOR CODE		0100	SINGLE FAMILY																																	
MAP NUM			MKT AREA										04																							
NEIGHBORHOOD/LOC		4042.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	3,080	100	2016	3,080	493,038																															
FGR	690	55	2016	380	60,830																															
FOP	36	30	2016	11	1,761																															
FOP	548	30	2016	164	26,253																															
TOTALS		4,354			3,635	581,881																														
EXTRA FEATURES		95465 AMELIA NATIONAL PKWY, FERNANDINA BEACH FL 32117																																		
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	2016	2016	3	96	3,360																				
LAND DESCRIPTION TOTAL OB/XF 3,360																																				
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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000																			
REVIEW DATE		01/06/2023		BY		DJA		Total Acres: 0.00		Total Land Value: 200,000		Market: 0		Agricultural: 0		Common: 200,000		PRINTED 07/09/2026 BY SYS																		