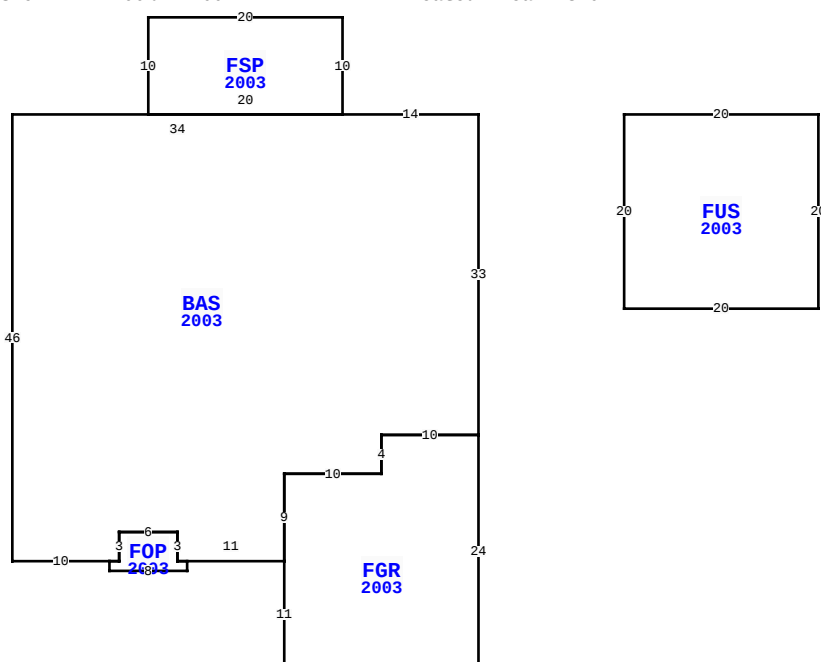


AHL KAREN S
96061 INLET COVE COURT
FERNANDINA BEACH, FL 32034

27-2N-28-014B-0017-0000

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	30	VINYL 70								0900	01	2,700	93.2256	129.58	349,866	2003	2003		0	0	10.83	89.17	4																
Exterior Wall	16	WD FR STUC 30								1 SNGL FAM 100% - 2004										Heated Area: 2370										HX Base Yr 2004									
Roof Structur	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	08	SHT VINYL 20																																					
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		01	Quality Level 01																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA								04																												
NEIGHBORHOOD/LOC		4057.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,970	100	2003	1,970	227,627																																		
FGR	440	55	2003	242	27,962																																		
FOP	26	30	2003	8	925																																		
FSP	200	40	2003	80	9,243																																		
FUS	400	100	2003	400	46,219																																		
TOTALS	3,036			2,700	311,976																																		
EXTRA FEATURES										96061 INLET COVE CT, FERNANDINA BEACH										BLD DATE XF DATE INC DATE																			
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	LGL DATE LAND DATE AG DATE																						
3	1076	TRELLIS A	0	100	14	10			7.50	100	2004	2004	3	85	893		04/29/2025 MLU																						
4	1076	TRELLIS A	0	100	14	10			7.50	100	2004	2004	3	85	893																								
LAND DESCRIPTION										TOTAL OB/XF										1,786																			
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	100		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																																							