

FRANZEN ROGER W JR & LINDA M
95031 N PALM POINTE DR
FERNANDINA BEACH, FL 32034

29-2N-28-0117-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD		31		HARDIE BRD 100		0900		01		2,700		106.5216		148.07		399,789		2020		2020		0		0		0		2.00		98.00		4	
Exterior Wall		08		IRREGULAR 100		1		SNGL FAM		100%		- 2024		Heated Area: 2209		HX Base Yr 2024																			
Roof Cover		03		COMP SHNGL 100																															
Interior Wall		05		DRYWALL 100																															
Interior Floor		11		CLAY TILE 60																															
Interior Floor		14		CARPET 40																															
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		00		0 100																															
Occupancy		00		NONE 100																															
Quality		02		Quality Level 02																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC		4087.00																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		2,209		100		2020		2,209		320,545																									
FGR		678		55		2020		373		54,125																									
FOP		130		30		2020		39		5,660																									
FSP		198		40		2020		79		11,464																									
TOTALS		3,215						2,700		391,793																									
EXTRA FEATURES																																			
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					
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