

COLEMAN SHARON MUSSELWHITE/COLEMAN TIMOTHY ROSS
96109 BROADMOOR RD
FERNANDINA BEACH, FL 32034

29-2N-28-0331-0002-0000

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		31	HARDIE BRD 100		0100	01	2,212	106.8200	112.16	248,098	2024	2024	0	0	0	0.00	100.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 2025													Heated Area: 1895 HX Base Yr											
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE 248,098											
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 0											
Interior Floo		13	LVT/LAMNT 50															TOTAL LAND VALUE - MARKET 85,000											
Interior Floo		14	CARPET 50															TOTAL MARKET VALUE 333,098											
Air Condition		03	CENTRAL 100															SOH/AGL Deduction 0											
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE 333,098											
Bedrooms			3 100															TOTAL EXEMPTION VALUE 0											
Bathrooms			2 100															BASE TAXABLE VALUE 333,098											
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE 333,098											
Stories		1.	1. 100															NCON VALUE 0											
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE 337,707																								
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA				04																						
NEIGHBORHOOD/LOC		4095.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,895	100	2025	1,895	212,543																								
FGR	396	55	2025	218	24,451																								
FOP	135	30	2025	40	4,486																								
FOP	196	30	2025	59	6,617																								
TOTALS		2,622		2,212	248,098																								
EXTRA FEATURES					96109 BROADMOOR RD, FERNANDINA BEACH										BLD DATE				LGL DATE		04/23/2025		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG 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												