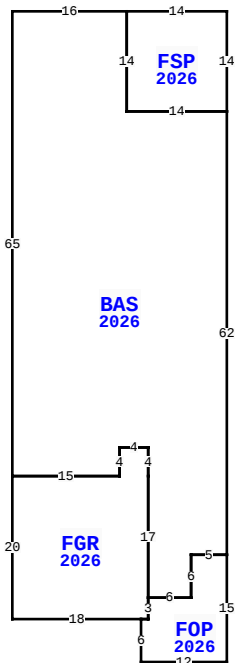


ELLIS STEVEN GREGORY & ROBERTA
96253 BROADMOOR RD
FERNANDINA BEACH, FL 32034

29-2N-28-0331-0019-0000

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	2,231	107.2120	112.57	251,144	2025	2025	0	0	0	0.00	100.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 2026										Heated Area: 1895					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE					251,144														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					0														
Interior Floo		13	LVT/LAMNT 70												TOTAL LAND VALUE - MARKET					85,000														
Interior Floo		14	CARPET 30												TOTAL MARKET VALUE					336,144														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					0														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					336,144														
Bedrooms			3 100												TOTAL EXEMPTION VALUE					0														
Bathrooms			2 100												BASE TAXABLE VALUE					336,144														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					336,144														
Stories		1.	1. 100												NCON VALUE					251,144														
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					85,000																								
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	2026	1,895	213,320																													
FGR	396	55	2026	218	24,540																													
FOP	135	30	2026	40	4,503																													
FSP	196	40	2026	78	8,780																													
TOTALS		2,622			2,231	251,144											BLD DATE				LGL DATE		04/23/2025		MLU									
EXTRA FEATURES		96253 BROADMOOR RD, FERNANDINA BEACH																		XF DATE				LAND 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																	