

TUCKER KYLE & KELLI
96276 BROADMOOR RD
FERNANDINA BEACH, FL 32034

29-2N-28-0331-0079-0000

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	1,731	113.4000	119.07	206,110	2025	2025	0	0	0	0.00	100.00	VALUATION BY		STANDARD												
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2026										Heated Area: 1393				HX Base Yr 2026				Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE				206,110													
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				291,110													
Air Condition		03	CENTRAL 100												SOH/AGL Deduction				0													
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE				291,110													
Bedrooms			3 100												TOTAL EXEMPTION VALUE				HX HB 51,411													
Bathrooms			2 100												BASE TAXABLE VALUE				239,699													
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE				291,110													
Stories		1.	1. 100												NCON VALUE				206,110													
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	1,393	100	2026	1,393	165,865																											
FGR	444	55	2026	244	29,053																											
FOP	120	30	2026	36	4,287																											
FOP	195	30	2026	58	6,906																											
TOTALS		2,152			1,731	206,110											BLD DATE				LGL DATE		10/13/2025		MLU							
						96276 BROADMOOR RD, FERNANDINA BEACH										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															