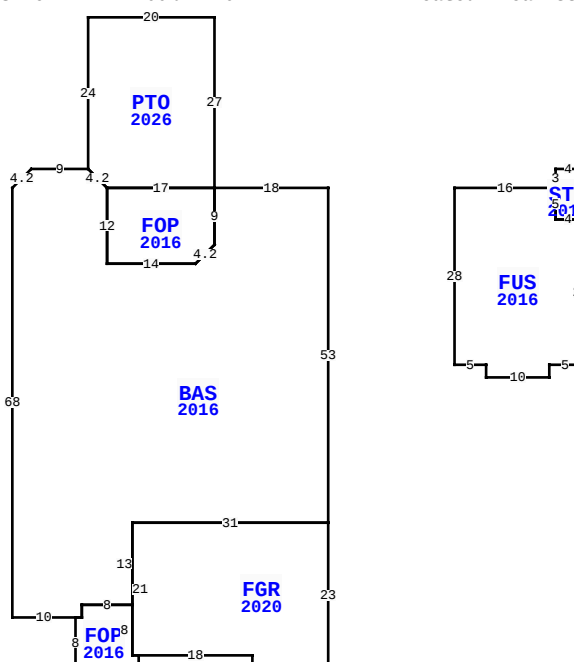


WINKLER WAYNE & BEVERLY
85177 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

30-2N-28-0150-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNC'T	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		16	WD FR STUC 90			0100	01	3,804	112.8330	118.47	450,660	2017	2017	0	0	0	4.00	96.00	VALUATION BY										
Exterior Wall		21	STONE 10			1 SINGLE FAM 100% - 2022													Heated Area: 3316					HX Base Yr 2022			STANDARD		
Roof Structur		08	IRREGULAR 100																BUILDING MARKET VALUE					432,634					
Roof Cover		03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE					3,395					
Interior Wall		05	DRYWALL 80																TOTAL LAND VALUE - MARKET					85,000					
Interior Wall		08	DECORATIVE 20																TOTAL MARKET VALUE					521,029					
Interior Floo		11	CLAY TILE 50																SOH/AGL Deduction					42,127					
Interior Floo		14	CARPET 50																ASSESSED VALUE					478,902					
Air Condition		03	CENTRAL 100																TOTAL EXEMPTION VALUE					HX HB 51,411					
Heating Type		04	AIR DUCTED 100																BASE TAXABLE VALUE					427,491					
Bedrooms		04	4 100																TOTAL JUST VALUE					521,029					
Bathrooms		02	WOOD FRAME 100																NCON VALUE					0					
Frame		1.5	1.5 100			INCOME VALUE																							
Stories		00	0 100			PREVIOUS YEAR MKT VALUE					505,436																		
Units		00	NONE 100																										
Occupancy		04	Quality Level 04																										
Quality		0100	SINGLE FAMILY																										
MAP NUM		MKT AREA			04																								
NEIGHBORHOOD/LOC		4067.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,756	100	2016	2,756	313,443																								
FGR	675	55	2020	371	42,194																								
FOP	90	30	2016	27	3,071																								
FOP	200	30	2016	60	6,824																								
FUS	560	100	2016	560	63,689																								
PTO	536	5	2026	27	3,071																								
STR	32	10	2016	3	341																								
TOTALS		4,849			3,804	432,634																							
EXTRA FEATURES					85177 AMARYLLIS CT, FERNANDINA BEACH										BLD DATE				LGL DATE		04/23/2025		MLU						
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													
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395														